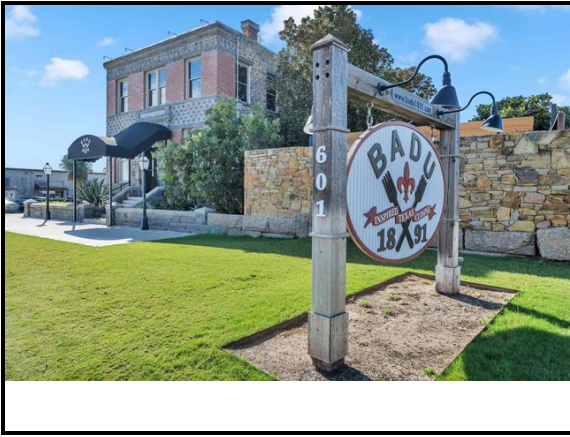


CLIENT HANDOUT



MLS # **166695**
 Price **\$2,500,000**
 Class **COMMERCIAL / INDUSTRIAL**
 Type **Commercial**
 Address **601 Bessemer Avenue**
 City **Llano**
 Area **City of Llano**
 Status **Active**
 Building Use 1 **Other/See Remarks**
 Building Use 2 **Warehouse**
 Water Front **No**
 County **Llano**

This listings Info Provided Courtesy of:

Natalie S Virdell - Cell: 512-940-6918
Landmasters Highland Lakes



GENERAL INFO

Gross Building Area SQFT **5712**
 Gross Bldg. Area Source **County**
 Approx. Year Built **1891**
 Net Rentable Area SQFT

Water Front Type
 Waterfront Footage
 Owned to Water (Y/N/UK)
 Approx. # of Acres **1.09**
 Approx. Lot Dimensions **Several Parcels**
 Approx. Lot SQFT

of Units
 # of Stories
 # of Parking Units
 Zoning
 Flood Zone (Y/N/UK) **No**
 Restrictions (Y/N/UK) **Unknown**
 Business Conveyed (Y/N) **No**
 Business Description **Restaurant and Equipment**
 Year Established
 # of Employees
 Taxes **No**
 Tax ID **031668**

FEATURES

CONSTRUCTION **Wood**
 COOLING **Central**
 ELECTRIC **3 Phase**
 FLOOR **Hardwood/Parquet, Tile**
 FOUNDATION **Pier & Beam**
 GAS **Natural Gas**
 HEAT **Central**
 MISC. EXTRAS **Fencing, Furnished, Patio/Deck, Security System, Storage Space, High Traffic Location, High Visibility, Highway Access, In City, Irrigation System, Kitchen Area, Landscaped, Outbuildings**
 PARKING **Asphalt**

ROOF **Metal**
 ROAD FRONTAGE **State/US Highway, Paved**
 SALE INCLUDES **Building(s), Equipment, Inventory, Land**
 SEWER **City**
 WATER **City**
 APPLIANCES **Commercial Stove, Ice Maker, Range-Gas, Refrigerator**
 EXTERIOR **Stone, Stucco Masonry**

REMARKS

Public Remarks **The most remarkable building in the historic town of Llano, restored to perfection in 2017. The current owner took meticulous care to restore the integrity of this special property, while enhancing its historic detail. This spectacular building was the home of Badu 1891, a highly acclaimed restaurant, bar, and special event venue. Large patio and elevated deck, outdoor fireplace with comfortable sitting area, landscaped grounds, kitchen garden area - everything you could want in a unique destination restaurant. The covered outdoor**

This information is deemed reliable, but not guaranteed.