

FOR SALE



Warehouse Property

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630 W FM 243 Bertram Texas :

Live and Work Warehouse Property

Property Specs:

- Asking \$450,000
- \$50 psf / 9,000SF ****REDUCED****
- 800SF of living quarters in the main warehouse - apartment
- Property Taxes \$4,000/yr
- Acreage 1.04
- Power: 3 phase
- Ceiling Ht 18' and 11.5'
- Owner finance possible w 50% down-payment
- Lease to purchase possible
- Paint room
- Some build out in main warehouse area
- Lease payments can be applied to Sales price
- Lease rate \$0.70 Gross with a 3 yr minimum term commitment
- Grade Level Door Access
- Rainwater Collection system in place
- New Septic installed in 2011
- Very Clean Excellent Condition
- Main Warehouse has approx 50% HVAC



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