

# FOR SALE



## Warehouse Property

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630 W FM 243 Bertram Texas :  
Live and Work Warehouse Property

### Property Specs:

- Asking \$540,000
- \$60 psf / 9,000SF **\*\*REDUCED\*\***
- 800SF of living quarters in the main warehouse
- Property Taxes \$2000/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
- 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



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