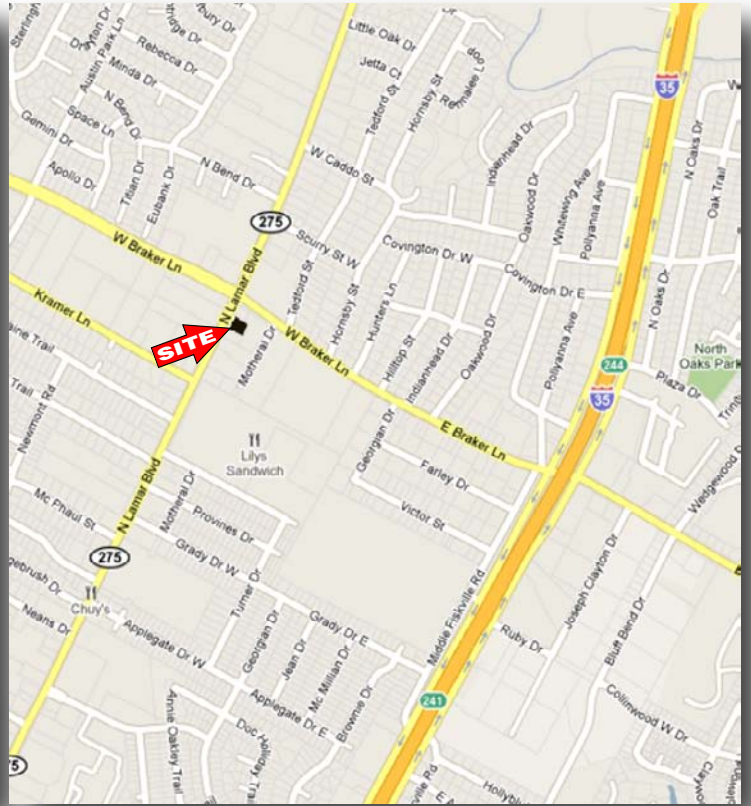


FOR SALE - "FORMER GOODYEAR SERVICE CENTER" BLDG.

5,772 SQ. FT. FREE STANDING RETAIL BLDG.

11207 North Lamar Blvd., Austin, Texas 78753



LOCATION: North central Austin, along the east frontage of North Lamar Blvd., and just south of Braker Lane

BUILDING AREA: Approximately 5,772 square Feet

LAND AREA: Approximately .65 acres/ 28,436 square feet

FRONTAGE: Approximately 161.34 feet along the east frontage of North Lamar Blvd.

UTILITIES: All public utilities currently service the site

ZONING: "CS" - Commercial Services

TYPE OF CONSTRUCTION: Steel frame with brick facade, with steel-trussed built-up metal roof. The quality of construction would be considered excellent in all respects.

DATE OF CONSTRUCTION: 1989

TAXES: Approximately \$13,988.00 annually

PRICE: \$695,000.00; Seller would consider owner financing from a well qualified buyer with a substantial down payment.

COMMENTS: The Property was previously occupied by Goodyear Tire & Rubber Corp. and used as a general auto repair and tire sales facility. There is existing "automotive repair" equipment that conveys with the sale, i.e.; air compressors, brake lathe, service counters, shelving, tire racks, signage package, fluid tanks, etc.

McALLISTER & ASSOCIATES

REAL ESTATE SERVICES

201 Barton Springs Road Austin, Texas 78704

(512)472-2100 FAX: (512)472-2905

CONTACT Joe Willie McAllister

Office: (512) 472-2100

JoeWillie@matexas.com

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