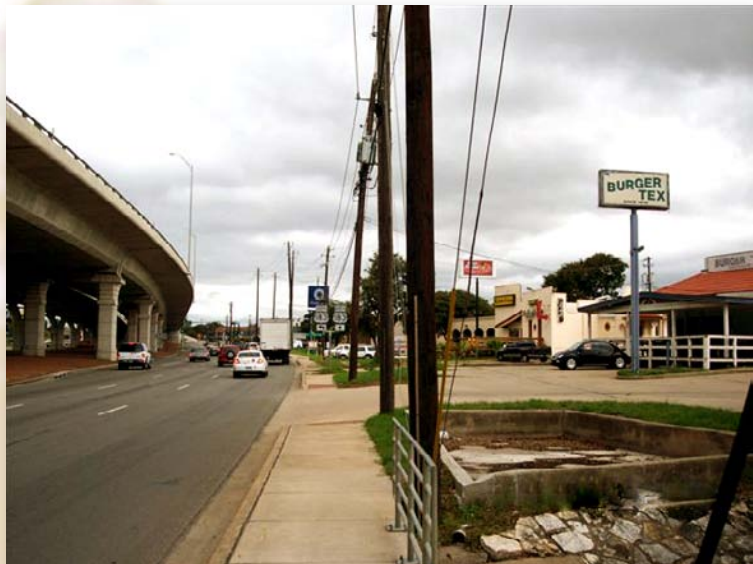


# FOR SALE - BURGER TEX RESTAURANT

## 220 E. Anderson Ln. Austin, Texas 78752



**LOCATION:** This property is located on the North side of E. Anderson Ln. (Hwy. 183 service road), just West of IH-35N.

**PRICE:** \$595,000

**SIZE:** The property is an approximately 2,509 sq. ft. restaurant with a drive thru, a 486 sq. ft. terrace, 629 sq. ft. canopy and a 634 deck on .516 Acres – all per TCAD.

**COMMENTS:** Property is currently leased and occupied by (HNB, Inc.) Burger Tex Restaurant (which has been in existence since 1978) @ \$42,000 per year gross and the Landlord pays taxes of approx. \$8,715 per year and insurance of approximately \$2,000 per year, a net income of approximately \$31,300. Lease maturity of 9/30/15, rent increase to \$45,000 per year gross for next 2 years, then \$48,000 per year gross for years 4 and 5.

**UTILITIES:** All

**ZONING:** GR

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