

FOR SALE



**677 W. Front St.
Hutto | Texas | 78634**

- Building is located in an industrial park east of the US HWY 79 and SH 130 intersection, between FM 685 and FM 1660.
- 2,800 SF office/warehouse building with 680 SF (40' x 17') of warehouse space with approximately 11' clear height, fenced in driveway, cinderblock storage room, single phase power.
- One 10' x 10' overhead door and one 8' x 8' overhead door.
- 5 individual offices, 1 break room, kitchen, ADA restroom, reception area, and a receiving area just off of driveway.
- Tile flooring throughout, one office with hard wood floor; large built in drafting table.
- Fully leased; \$2,200.00 - \$2,400.00 per month until Oct. 31, 2011.
- Income producing property based on a 7.7 cap rate.
- Price: \$260,000.00

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