

\$193,000 - 4229 N Fm 620 Rd 307, Austin

MLS® #2928925

\$193,000

0 Bedroom, 0.00 Bathroom,
Commercial on 4.97 Acres

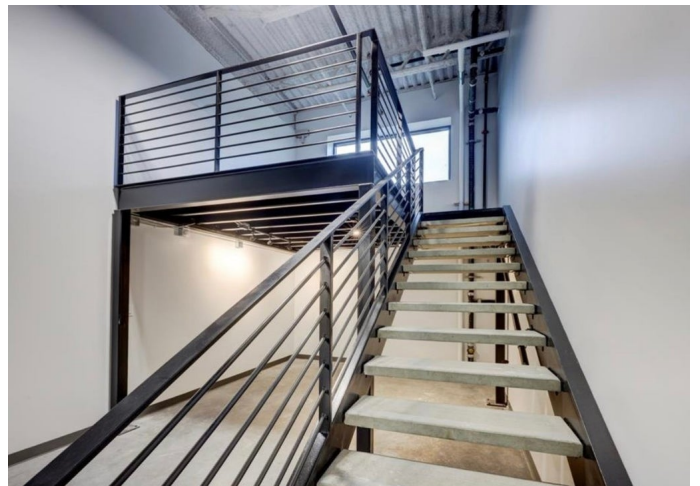
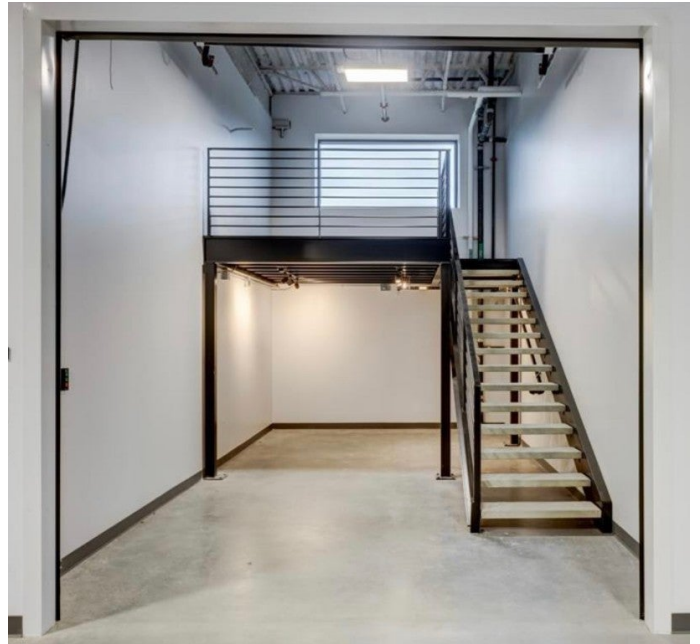
Highland Club Village Sec 01, Austin, TX

**** Attention Investors: Income-Producing Commercial Condo Opportunity! **** Hassle-free space with a community designed for scaling a business, growing your passions, and or securely & safely store your weekend driver! Built with energy-efficient materials, the concrete and steel facility offers 25'+ wide drive-up driveways, high ceilings, 24/7 monitored security and access, and a fire sprinkler system. Enjoy all-inclusive services such as internet, water, electricity, janitorial/landscape/trash services, mail center, showers, bathrooms, kitchenettes, water refilling stations. The HVAC bioclimatic (BSA) UI approved needlepoint ionization air filtration system ensures temperature control and clean air.

Relax & unwind in the 3,000 sq/ft modern designed owners lounge w/floor-to-ceiling windows that bring in an abundance of natural light, creating a warm & welcoming atmosphere. Enjoy access to the private conf.rm., commercial-grade kitchen, & spacious mixer/lounge with comfortable furniture & oversized TVs. Take in the panoramic views of Lake Travis/Texas Hill Country from the terrace.

This spacious interior unit offers ~400 sf of customizable space (~100 sf mezzanine) while enjoying the large picture window w/views of tree tops, a dedicated AC unit and water source, and a glass panel "store front" style roll up door.

In addition to all of the existing features, also



offered is a secure & remote access to the facility. This extra level of convenience means that you can access your space whenever you need to, whether you're on-site or working from afar. The facility is equipped with top-notch security measures to ensure your belongings are safe at all times.

Located in West Austin's beautiful Lake Travis region, the facility is only 30 minutes to Downtown Austin. Explore nearby shopping, dining, schools, and Lake Travis/Lake Austin when you're not busy working. Buyer/Buyer's agent to verify all information.

Built in 2022

Essential Information

MLS® #	2928925
Price	\$193,000
Bathrooms	0.00
Acres	4.97
Year Built	2022
Type	Commercial
Sub-Type	Mixed Use
Status	Active

Water Feature/View

View	Hills,Lake,Panoramic,TreesWoods
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Community Information

Address	4229 N Fm 620 Rd 307
Area	LS
Subdivision	Highland Club Village Sec 01
City	Austin
County	Travis
State	TX
Zip Code	78732

Amenities

Utilities	Cable Available, Electricity Connected, High Speed Internet Available,
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	Sewer Connected, Water Connected
Parking	Assigned, Garage, Secured
Garages	Garage Door Opener

Interior

Interior	Concrete
Heating	Central, Electric, See Remarks

Exterior

Construction	Concrete
Foundation	Slab

Additional Information

Date Listed	June 12th, 2024
Days on Website	353
Days on Market	459

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