

\$5,750,000 - 9710 N Lamar Blvd, Austin

MLS® #8700310

\$5,750,000

0 Bedroom, 0.00 Bathroom,
Commercial on 2.47 Acres

Ten Thousand North Lamar, Austin, TX

Est CAP Rate is 7.2%! ASG has been exclusively retained to offer for sale the retail building and 2.47 Acres located at 9710 N Lamar. The property consists of one (1), 10,986 SF building that is currently leased to 2 Tenants (La Ultima Sports Bar and Paris Hookah Lounge). The property also has other tenants that have been here for 1 to 2 years + pay on time (info on request). The site is approximately 3 miles from Q2 Stadium, 4 miles from The Domain, 9 miles from the new Apple Campus off Parmer, 4 miles from Tech Ridge Center, and 9 miles from Downtown Austin. The property is currently zoned GR-NP which allows a variety of different commercial uses and is fully occupied providing an investor with good income along a growing vertical mixed-use corridor.



Built in 1992

Essential Information

MLS® #	8700310
Price	\$5,750,000
Bathrooms	0.00
Acres	2.47
Year Built	1992
Type	Commercial
Sub-Type	Business
Status	Active

Water Feature/View

View	City
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Community Information

Address	9710 N Lamar Blvd
Area	2N
Subdivision	Ten Thousand North Lamar
City	Austin
County	Travis
State	TX
Zip Code	78753

Amenities

Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Other, Phone Connected, Sewer Connected, See Remarks, Water Connected
Parking	Parking Lot

Interior

Interior	Tile, Vinyl
Heating	Central, Exhaust Fan, Hot Water, Natural Gas, Separate Meters

Exterior

Construction	Brick
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Additional Information

Date Listed	October 4th, 2023
Days on Website	354
Days on Market	575

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