

\$114,900 - 4229 N Fm 620 Rd 207, Austin

MLS® #9629043

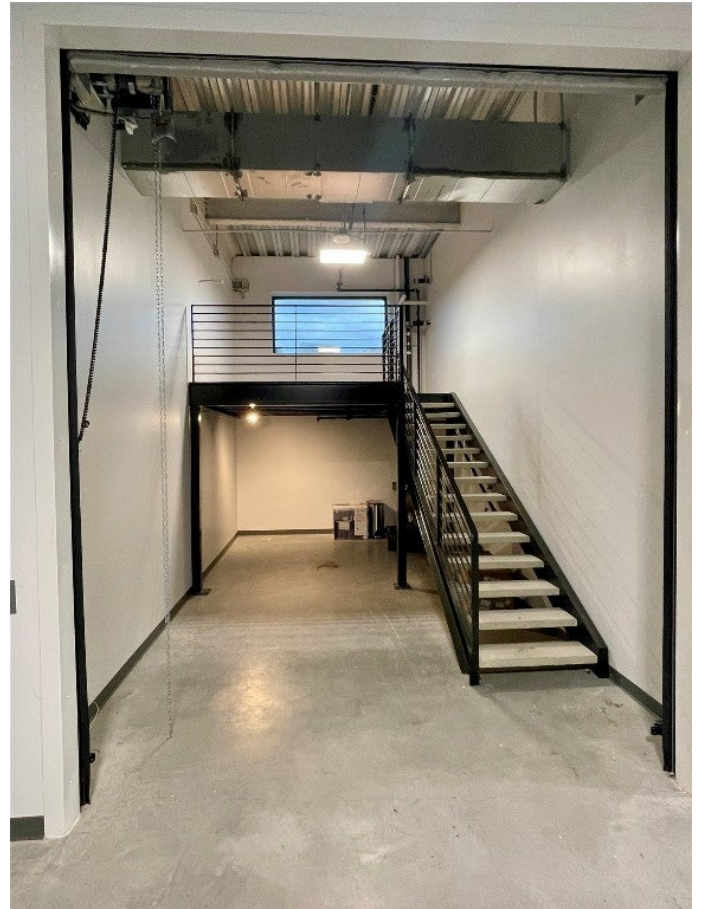
\$114,900

0 Bedroom, 0.00 Bathroom,
Commercial on 4.97 Acres

Highland Club Village Sec 01, Austin, TX

**** Hassle-free space w/a community designed for scaling a bus., growing your passions, and or securely & safely store your weekend driver!**

**** Built w/energy-efficient materials, the concrete & steel facility offers 25'+ wide drive-up driveways, high ceilings, 24/7 monitored security & access, & 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 & 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, private conf. room, commercial-grade kitchen, & spacious mixer/lounge w/comfortable furniture & oversized TVs. Take in the panoramic views of Lake Travis & Texas Hill Country from the terrace. This spacious drive-up interior unit offers ~450 customizable sf (~24'1"D X 12'5"W), w/~149 sf custom built mezzanine & ~301 sf ground area, plumbed w/a dedicated water source & connected modern stainless steel sink (only in a few units) & a large picture window to enjoy the natural light & views of the Texas Hill Country. In addition, 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 w/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 DT. Austin, 12 miles to Domain, 9 miles to Westlake Hills, 8 miles to Rough Hollow, 3 miles to Lakeway, & 2 miles to Steiner Ranch. Nearby shopping, dining, schools, & Lake Travis/Lake Austin. All info. is deemed accurate. Buyer/Buyer's agent to verify all info.

Built in 2022

Essential Information

MLS® #	9629043
Price	\$114,900
Bathrooms	0.00
Acres	4.97
Year Built	2022
Type	Commercial
Sub-Type	Warehouse
Status	Active Under Contract

Water Feature/View

View	Bridges,Hills,Lake,Panoramic
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Community Information

Address	4229 N Fm 620 Rd 207
Area	LS
Subdivision	Highland Club Village Sec 01
City	Austin
County	Travis
State	TX
Zip Code	78732

Amenities

Utilities	Electricity Available, Fiber Optic Available, Sewer Connected, See Remarks, Water Connected
Parking	Concrete, Enclosed, Garage, Inside Entrance, Private, Assigned, On



	Site, Secured
Garages	Garage Door Opener
Interior	
Interior	Concrete
Heating	Central, Electric, Forced Air, See Remarks

Exterior

Exterior Features	Sprinkler/Irrigation
Construction	Glass, Concrete
Foundation	Slab, Concrete Perimeter

Additional Information

Date Listed	January 13th, 2025
Days on Website	274
Days on Market	249

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