



WOLF REAL ESTATE

BROKERAGE · INVESTMENTS · DEVELOPMENT

Tyler Wolf · 512.966.0117

FOR SALE · COMMERCIAL INVESTMENT

508 FM 1460

Georgetown, Texas 78626

ASKING

\$695,000



THE PROPERTY

Recently remodeled standalone commercial building on a high-traffic corridor — minutes from downtown Georgetown and the Williamson County Courthouse.

Built in 1968 and fully refreshed, this 1,870 SF C-1 asset sits on a 10,454 SF lot with 7 dedicated rear parking spaces. Currently leased NNN through 8/31, offering investors income in place or owner-users a clear runway. Ideal for attorneys, CPAs, medical, med spa, or boutique professional use.

HIGHLIGHTS

- 1,870 SF standalone office / commercial building
- High-visibility corridor near Austin Ave & FM 1460
- 7 rear parking spaces · paved & striped
- Recently remodeled · move-in ready
- C-1 zoning · flexible professional or retail use
- Owner financing available with \$200K down

INVESTMENT SUMMARY

List Price **\$695,000**

BUILDING SF	1,870 SF
LOT SIZE	10,454 SF · 0.24 AC
ZONING	C-1 Commercial
YEAR BUILT	1968
PARKING	7 Spaces
PRICE / SF	\$371.66

CURRENT RENT	\$3,050 / mo
LEASE TYPE	NNN
LEASE EXPIRES	8/31

OWNER FINANCING AVAILABLE

\$200,000 down

Information herein deemed reliable but not guaranteed. Buyer to verify all information including SF, taxes, zoning, lease terms, and condition. Property sold as-is. Listed by Wolf Real Estate.

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