



# 908 OLD KOENIG LN

## FOR SALE OR LEASE

DAVID STOJANIK | 512.785.5016 | [david@brentwoodcommercialllc.com](mailto:david@brentwoodcommercialllc.com) | [www.BrentwoodCommercialLLC.com](http://www.BrentwoodCommercialLLC.com)

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## EXECUTIVE SUMMARY

Ideal location for tenant(s) wanting to be in the heart of Central Austin. Property is walking distance to numerous restaurants, other amenities, and only minutes to the University of Texas, Downtown, major arterials and more.

### Ideal Usage:

- Church
- Event Venue
- Co-Working Space
- Wellness Center
- Educational Facility
- Commissary Kitchen

**SELLING PRICE** \$7,000,000 (Seller Financing Available)

**LEASING RATE** \$12.00 NNN (whole building) | \$15.00 NNN (options)

**PROPERTY TYPE** Improved

**BUILDING SIZE** 16,290 SF

**LAND AREA** 1.99 Acres

**PARKING** 85 spaces

**ZONING** GR- MU-CO-ETOD-DBETOD-NP

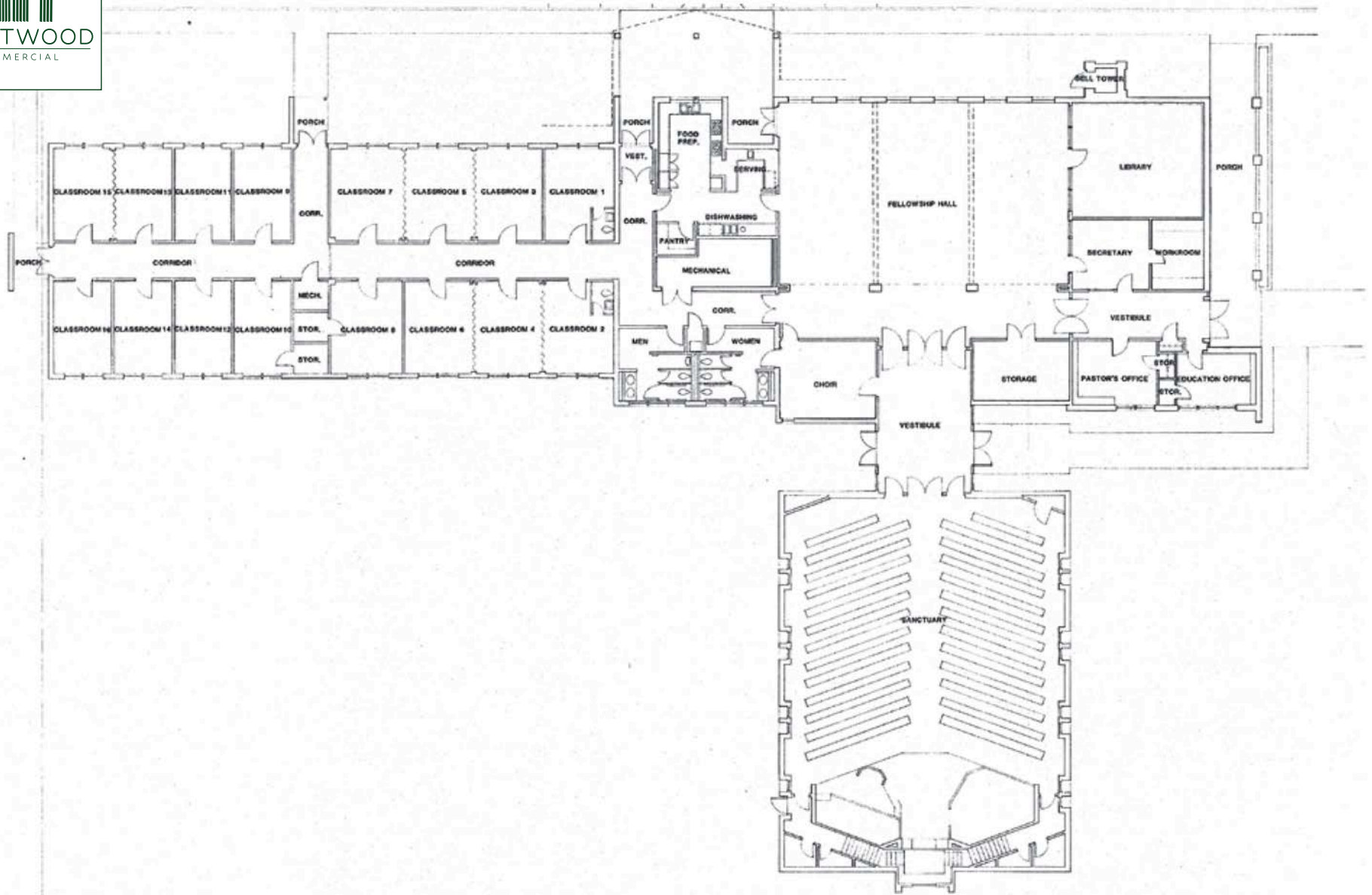
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# FLOOR PLAN



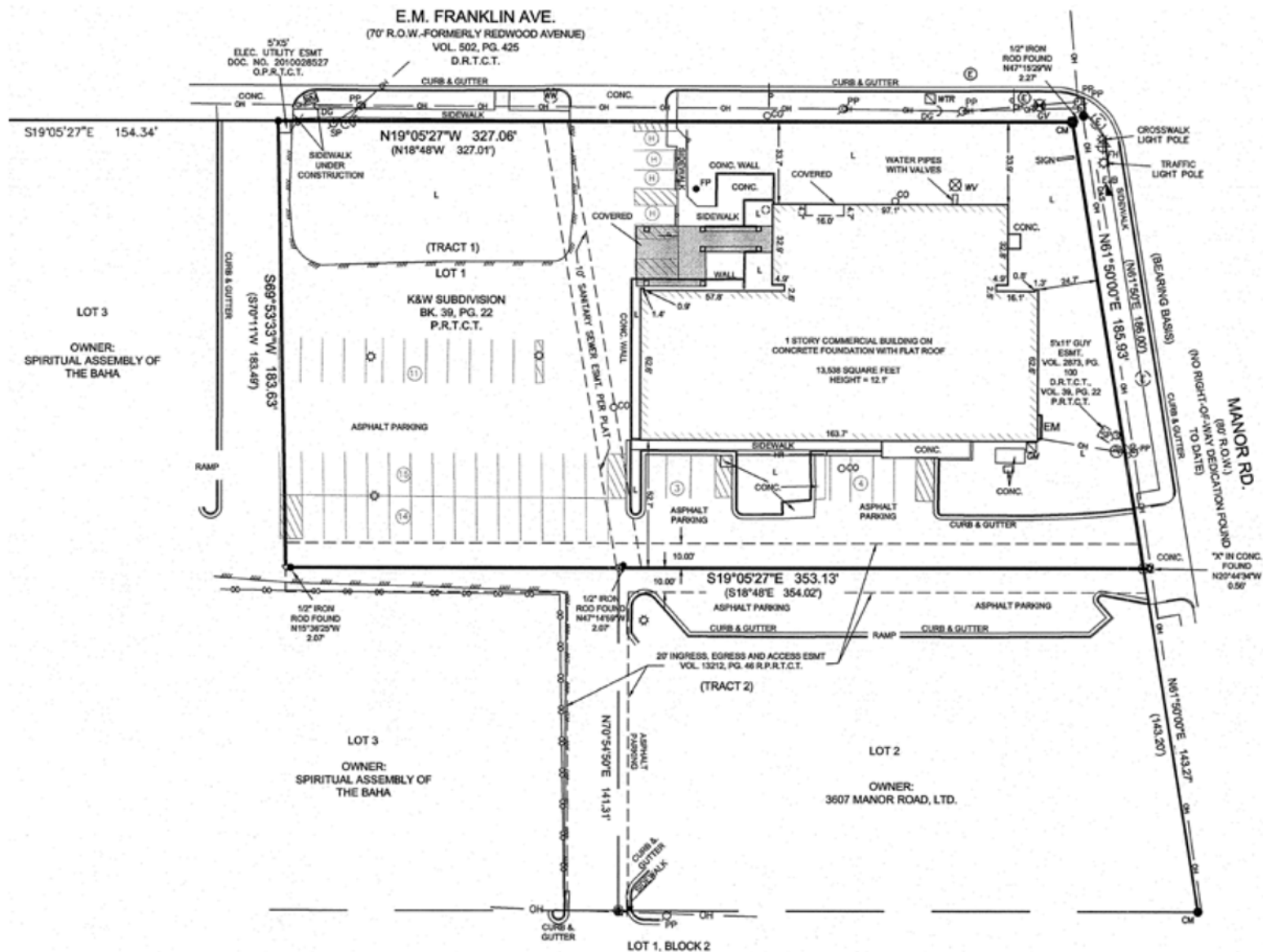
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# SURVEY

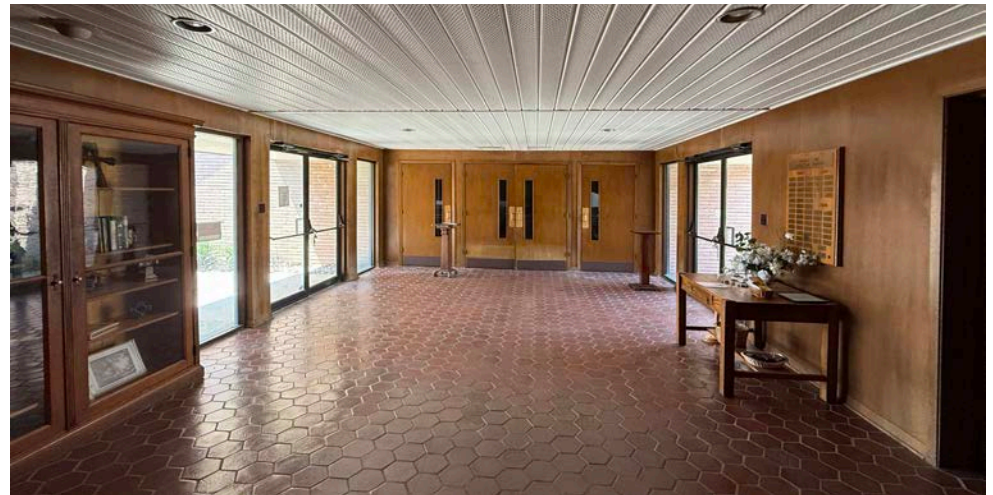
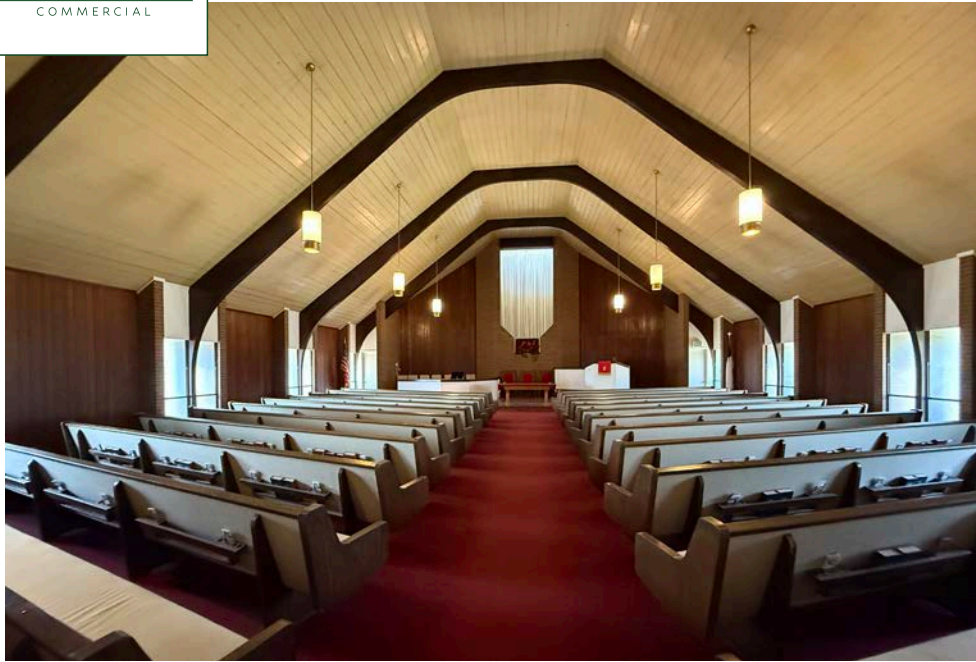


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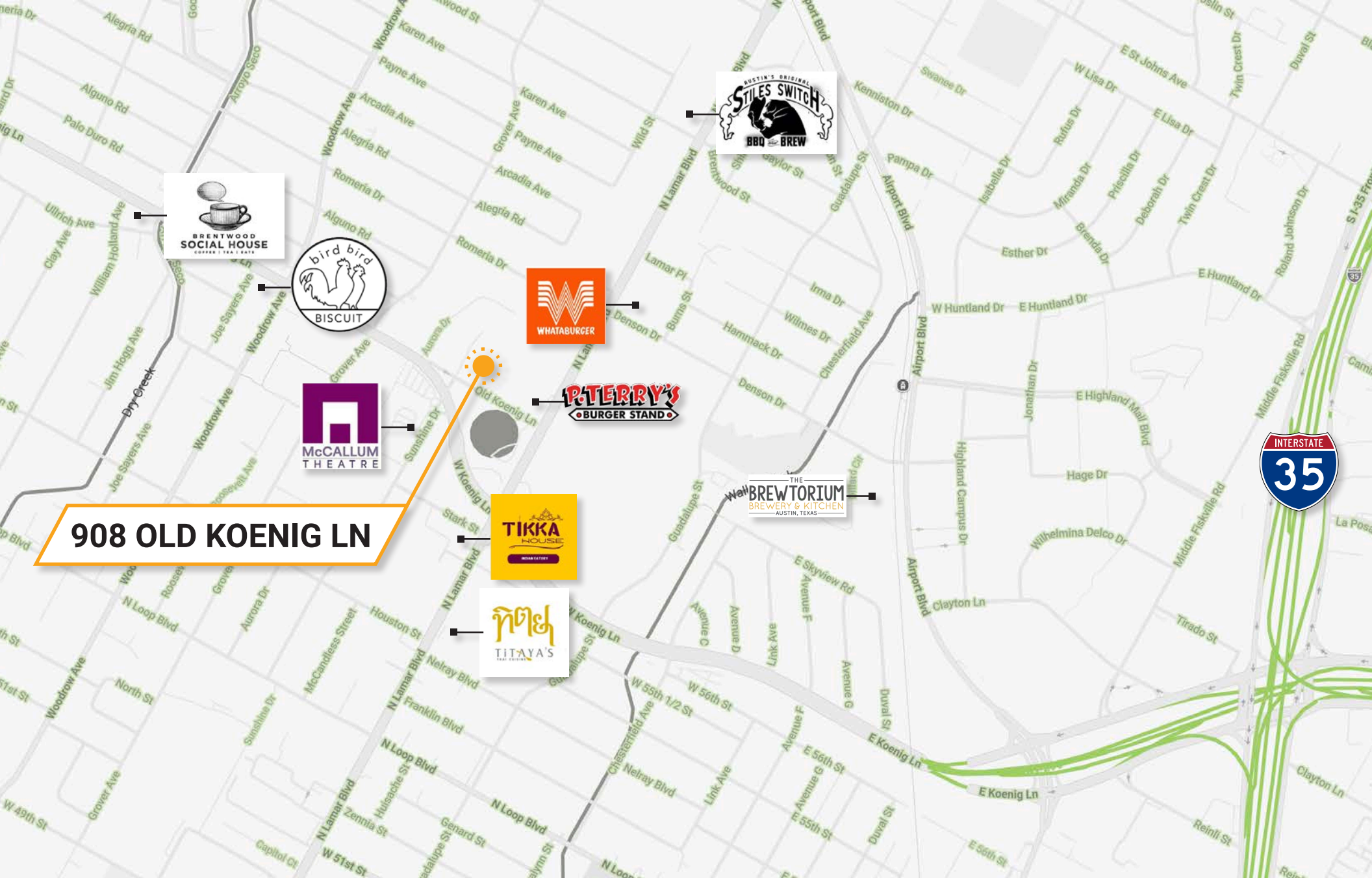
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