

LOOKING TO LOWER OPERATING COSTS??

COMMERCIAL PROPERTY FOR LEASE

\$1.00 Per Square foot All Bills Paid

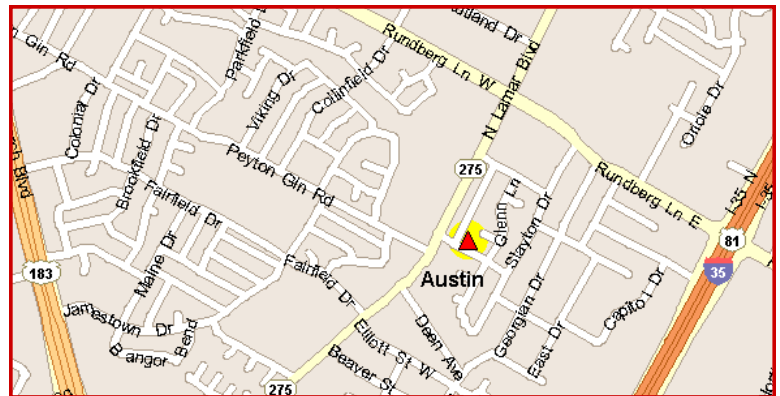
200-11,000 Sqft Available

611 Carpenter Avenue

Austin, Texas 78753



- 11,040 SF, Two-Story Building
Zoned "CS" - Commercial Services
- Can accommodate many uses -
Sales, Entertainment, Call Center, Studios, Offices,
Medical, Education, Training, Repair, Services
- Great Opportunity for owner user, investor
Inexpensive rent for tenants
\$1.00 per square foot per month
- Parking for 30 plus
One-half block to North Lamar bus line
- Easy access to Lamar and 183, hence to Mopac
& IH-35.
- Available Now — Take All or Part
- New roof just completed
Parking lot recently repaired and refinished



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All information contained in this offering, while based on information furnished by the owner is subject to verification by the purchaser and agent assumes no responsibility for correctness thereof. The offering is subject to prior sale, change of price or terms, or withdrawal without notice.

