

# \$1,100,000 - 7202 Dee Street, Austin

MLS® #450236

## \$1,100,000

0 Bedroom, 0.00 Bathroom, 3,248 sqft  
Commercial Sale on 0.44 Acres

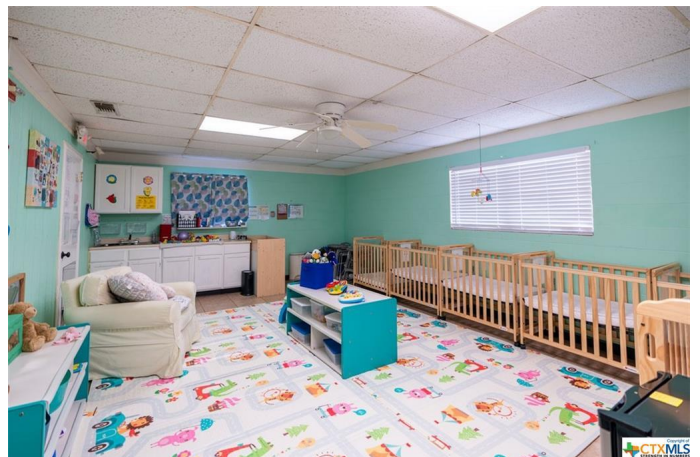
Cogbill, Austin, Texas

A unique opportunity for a daycare operator to take over an existing and growing business! Post covid the enrollment has been quickly increasing and the business is poised for its best year ever! Well located South of Wm. Cannon, West of S. 1st, and near many large communities. This unique property offers a home-like style and atmosphere and consists of 3 separate buildings to separate age groups and activities easily. The property also incorporates a welcome area, a private office, a full kitchen, a break/storage room, and a spacious playground with many outdoor activities and lots of shade courtesy of the large oak trees. The outdoor space has a privacy fence with security gates and plenty of room to add an additional building for future growth. All furniture, toys, decor, appliances, and non-realty items convey with the sale. Tucked away in a quiet residential neighborhood just 1.5 miles West of I-35!

Built in 1972

## Essential Information

MLS® #	450236
Price	\$1,100,000
Bathrooms	0.00
Square Footage	3,248
Acres	0.44
Year Built	1972
Type	Commercial Sale



Sub-Type	Commercial
Status	Active

### Community Information

Address	7202 Dee Street
Subdivision	Cogbill
City	Austin
County	Travis
State	Texas
Zip Code	78745

### Amenities

Amenities	None
Utilities	Electricity Available, High Speed Internet Available, Natural Gas Available, Phone Available
Features	None, Curbs
Parking	Four or more Spaces, Parking Space(s)
View	None

### Interior

Interior	Tile, Linoleum
Heating	Central
Cooling	Central Air, Electric
# of Stories	1
Stories	One

### Exterior

Construction	HardiPlank Type
Foundation	Slab, Combination, Pillar/Post/Pier

### School Information

District	Austin ISD
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### Additional Information

Date Listed	September 1st, 2021
Days on Market	1
HOA Fees	0.00

### Listing Details

Listing Office	Realty Austin
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