

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

MLS® #456527

## \$1,100,000

0 Bedroom, 0.00 Bathroom, 3,803 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® #	456527
Price	\$1,100,000
Bathrooms	0.00
Square Footage	3,803
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, Natural Gas Available, High Speed Internet Available, Phone Available  
Features None, Curbs  
Parking Four or more Spaces, Parking Space(s)  
View None

### Interior

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

### Exterior

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

### School Information

District Austin ISD

### Additional Information

Date Listed November 10th, 2021  
HOA Fees 0.00

### Listing Details

Listing Office Realty Austin

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