

\$729,000 - 1608 N U. S. Highway 281 Highway, Marble Falls

MLS® #156234

\$729,000

Bedroom, Bathroom,
Commercial / Industrial on 0.00 Acres

N/A, Marble Falls, TX

Commercial building located on Highway 281 between FM 1431 on Walmart. These well-located properties do not come up often and most certainly there is a scarcity. This property has a 2 500 showroom floor, plus two bathrooms (one with shower), kitchen area (without appliances), and ample storage areas for inventory, etc. There are five parking spaces in front of the building and at least 4 in the rear of the building along Whitman Branch.

There is a loading/unloading dock with an overhead door in the rear part. Please note that this building has a highway sign that is "grandfathered". There are new more stringent regulations in the local sign ordinances and guidelines. The new owner can modify this sign on the face only. Cannot be moved. With the growth of the Highland Lakes and particularly Marble Falls, this is a must see.

Built in 1982

Essential Information

MLS® #	156234
Price	\$729,000
Acres	0.00
Year Built	1982
Type	Commercial / Industrial
Sub-Type	Commercial
Status	Active



Community Information

Address	1608 N U. S. Highway 281 Highway
Area	Burnet County South
Subdivision	N/A
City	Marble Falls
County	Burnet
State	TX
Zip Code	78654

Amenities

Is Waterfront	Yes
Waterfront	Other

Interior

Heating	Central, Electric
Cooling	Central

Exterior

Exterior	Metal, Stone
Construction	Steel
Foundation	Slab

Additional Information

Date Listed	May 24th, 2021
Days on Market	109

Listing Details

Listing Agent	Bob Clifton
Listing Office	Texas Ranch Brokers, LLC

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