

\$499,900 - 1007 Avenue H Street, Marble Falls

MLS® #6701780

\$499,900

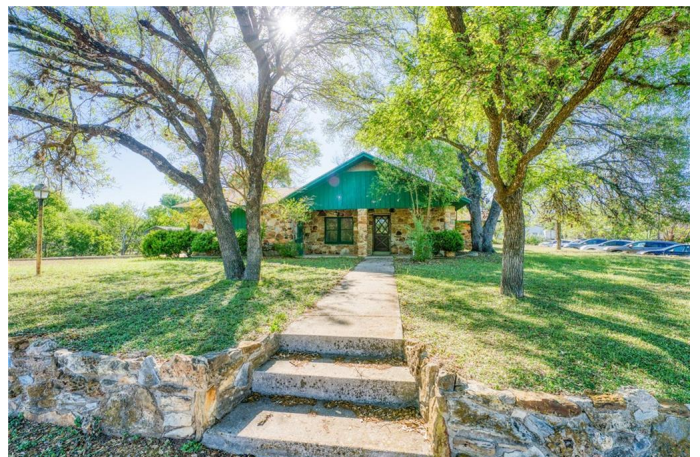
0 Bedroom, 0.00 Bathroom,
Commercial on 0.48 Acres

none, Marble Falls, TX

This is the business space you've been waiting for! A fantastic commercial opportunity located one block from the most trafficked intersection in Marble Falls - Hwy 281 & FM 1431.

Fantastic opportunity to purchase 2 residences as potential business space in a Neighborhood Commercial zoned area with great visibility from Hwy 281. This property is also located by one of the busiest commercial establishments in town! Sitting on almost ½ acre, this is a Marble Falls™ heritage home, perfect for your local business with on-site apartment, or use as rentals. Lots of space for parking! The main home is a 2 oversized bedrooms, 1.5 bath home with 1428 sf, and has been in the same family who built it in 1940. It was crafted with solid construction out of concrete block and covered with locally sourced rock, which could possibly allow a second story added for optimal FM 1431 and Hwy 281 visibility. Inside is an open living/dining space, with a large kitchen, ready to be configured however your business needs require. There is a 2 attached car carport tucked in back of the home.

Beside the home is a large 660 sf 1/1 apartment built in 1993. Use as 2 rentals with some TLC, or create your own perfect office space with rental unit behind. Separately metered, each residence stands alone. RV carport in back. Here's your chance to renovate and reimagine to make this excellent property into the commercial space you need. THIS SALE IS AS IS. Seller will not make repairs. What a remarkable opportunity!



Built in 1940

Essential Information

MLS® #	6701780
Price	\$499,900
Bathrooms	0.00
Acres	0.48
Year Built	1940
Type	Commercial
Sub-Type	Mixed Use
Status	Active

Community Information

Address	1007 Avenue H Street
Subdivision	none
City	Marble Falls
County	Burnet
State	TX
Zip Code	78654

Amenities

Utilities	Cable Available, Electricity Connected, High Speed Internet Available, Phone Available, Sewer Connected, Water Connected
Parking	Attached Carport, Driveway, Off Street
View	City, Trees/Woods

Interior

Interior	Linoleum, Tile
Heating	Central, Electric, Varies by Unit

Exterior

Construction	Block, Stone
Foundation	Slab

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