

For Sale - Retail Building

Located in the Heart of West Campus

2408 San Gabriel Street, Austin, Texas

Location:

2408 San Gabriel Street – former Nau’s Building
Just north of West 24th Street and Cuatro’s

Space Available:

7,280 square feet (TCAD)

Sales Price: \$2,200,000

Parking: Ample

Prime building in prime location. Ample parking. Located in the heart of booming West Campus. Zoned retail. Ideal for c-store, dry cleaners, boutique, hair/nail salon, tanning salon, etc. Property is also for sale; see broker for details



BLUNT COMMERCIAL PROPERTIES

1206 West Slaughter Lane, Suite B

Austin, TX 78748

512-689-5193

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Johnny Blunt

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All information presented herein is from sources deemed reliable; however, it is subject to change, modification, error, omission or withdrawal from the market.

SKETCH/AREA TABLE ADDENDUM

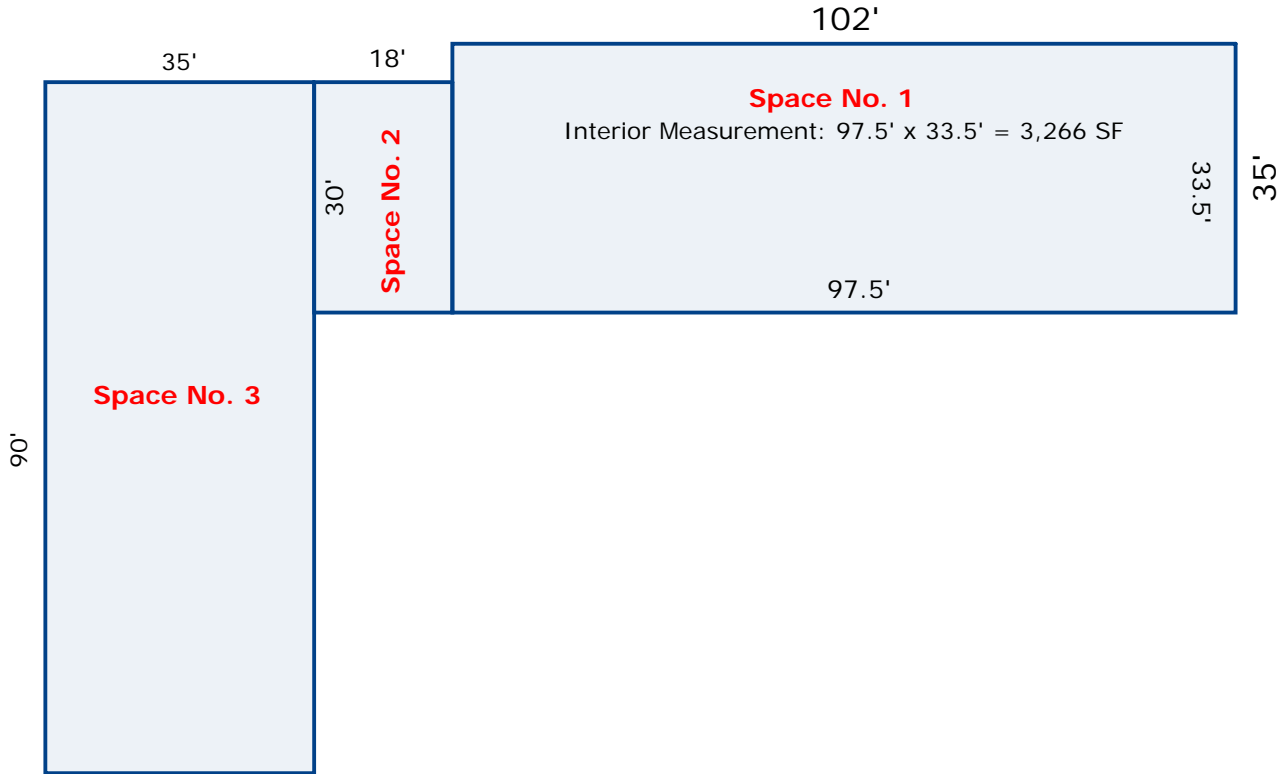
Case No **Retail Building**

File No **Former Nau's Drug Bldg**

SUBJECT

Property Address	2408 San Gabriel Street		
City	Austin	County	Travis
		State	Texas
		Zip	78705
Borrower	NA		
Lender/Client	NA	L/C Address	NA
Appraiser Name	NA	Appr Address	NA

IMPROVEMENTS SKETCH



Scale: 1 = 25

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GBA1	Exterior Space No. 1	3570.0	
	Exterior Space No. 2	540.0	
	Exterior Space No. 3	3150.0	7260.0
Net BUILDING Area		(rounded)	7260

BUILDING AREA BREAKDOWN		
Breakdown	Subtotals	
Exterior Space No. 1		
102.0 x 35.0		3570.0
Exterior Space No. 2		
18.0 x 30.0		540.0
Exterior Space No. 3		
35.0 x 90.0		3150.0
3 Items	(rounded)	7260