

Coldwell Banker Commercial United, Realtors®

A Commitment to Excellence at the Highest Level

For Sale

Commercial Office Space



Located AT:
4219 Williams Dr
Georgetown TX 78626

Listed at:
\$395,000

Contact:
Bob Sedlor
Realtor
512 517 8241

Or

Michelle Lloyd
Realtor
512 413 3366

Property Overview: 1.2 Acres on Williams Drive with multiple structures and businesses on the site. No zoning, Georgetown ETJ. City Water/Wastewater and Electric on site

The Buildings: Several structures are on the site. Building One is 1876 SF and is a Chiropractic Office operated by the property owner. It also contains several smaller offices leased out to complimentary businesses. Building Two is 736 SF and is fully leased.

The Site: The property is conveniently located on Williams Drive. High traffic count and easy access make this an ideal property for Medical or General Office Space, Arts and Crafts, Grooming facility or Clinic, Insurance office, etc. No Zoning allows for most commercial applications.

The City of Georgetown works with other local government and educational institutions to create and implement programs that address the needs of our business community promoting cooperation with potential businesses and programs that provide opportunities and incentives to assist companies locating in Georgetown.

Area Overview: Georgetown offers the charm of small-town living, yet is just minutes from the culture and excitement of Austin, the state capital. Located in Central Texas it boasts an extremely affordable cost of living, favorable tax advantages, and wonderful climate year-round.



UNITED, REALTORS®

1701 Williams Dr
Georgetown TX 78628
Email: Bsedlor@cbunited.com

www.SedlorProperties.com



Pet Grooming Facility: Building #2
Fully leased



E j k t q r t c e v k e " Q h h k e g
Contains additional suites: Leased



Aerial View
←

DRIVING DIRECTIONS:

North on I-35 to exit 261A.
Left on Williams Drive
Property on Right

Contact:
Bob Sedlor · Realtor®
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Email: Bsedlor@CBUnited.com

