

Coldwell Banker Commercial United, Realtors®

A COMMITMENT TO EXCELLENCE AT THE HIGHEST LEVEL

FOR SALE

COMMERCIAL PROPERTY



LOCATED AT:
4219 WILLIAMS DR
GEORGETOWN TX 78626

LISTED AT:
\$289,000

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. 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. Building Two is 736 SF and is fully leased by a dog groomer.

The Site: The property is conveniently located on Williams Drive. High Traffic Count, Georgetown ETJ and easy access make this an ideal location for various commercial applications including:

- Medical or General Office Space
- Spa or Clinic
- Bookkeeper or Tax consultant
- Contractor site or construction office.
- Psychologist or counselor
- Landscape or Nursery
- Insurance or Real Estate Offices.
- Pet Grooming.
- Thearapist
- Day Care Facility

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



Existing Chiropractic Office. May be suitable for
Day Care Facility, office space, construction of
office, spa, bookkeeper, tax consultant and more.



Aerial View

Special Financing Available

DRIVING DIRECTIONS:

North on I-35 to exit 261A.

Left on Williams Drive

Property on Right

Contact:

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Email: Bsedlor@CBUnited.com

