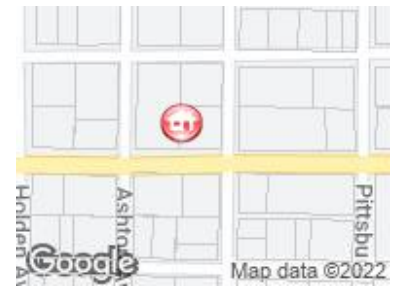


ALL FIELDS DETAIL



MLS # 159367
Asking Price \$399,500
Address 301 W Young Street
City Llano
State TX
Zip 78643
Area City of Llano
Status Active
Class COMMERCIAL /INDUSTRIAL
Type Commercial
Approx. Lot Dimensions 147.22x147.22
Approx. # of Acres 0.49

#Stories
Wtr/Swr
WaterFrnt No
WtrFrntTyp
WtrfrntFt
AHtCISQFT
PrcSqft



GENERAL

Sale/Rent	For Sale	IDX Include	Y
Short Sale Y/N	No	REO/Foreclosure Y/N	No
Listing Date	3/15/2022	Expiration Date	9/15/2022
Agent	Tambra Lynch - Cell: 830-992-7803	Listing Office 1	Virdell Real Estate - OFC: 325-247-5776
Listing Agent 2		Listing Office 2	
Excl. Right to Sell (Y/N)	Yes	Sub Agency Comm.	0%
Variable Rate Comm. (Y/N)	Yes	Buyer Agency Comm.	3%
NonMem Buyer Agency Comm	3%	NonMem Sub Agency Comm	0%
Intermediary (Y/N)	Yes	Exclusive Agency (Y/N)	No
Possession		Owner's Complete Name (First & Last)	Evans Whitehead Llano
Gross Building Area SQFT	3512	Gross Bldg. Area Source	County
Approx. Year Built	1955	Net Rentable Area SQFT	
Owned to Water (Y/N/UK)		Approx. Lot SQFT	21,673
# of Units		# of Parking Units	
Zoning		Flood Zone (Y/N/UK)	No
Restrictions (Y/N/UK)	Yes	Business Conveyed (Y/N)	No
Business Description	Office/Retail space	Year Established	
# of Employees		Current Lease (Y/N)	Yes
Lease Expires	monthly	Gross Operating Income	
Total Annual Expenses		Net Operating Income	
Debt Service		Cash Flow	
Legal	North Addn SE 1/4 of Blk 15	Total # of Units	
Percent Occupied		SQFT Source	
Unit 1 # of Baths		Unit 1 # of Bedrooms	
Unit 1 Rent		Unit 1 Garage Units	
Unit 1 Parking Spaces		Unit 2 # of Baths	
Unit 2 # of Bedrooms		Unit 2 Rent	
Unit 2 Garage Units		Unit 2 Parking Spaces	
Unit 3 # of Baths		Unit 3 # of Bedrooms	
Unit 3 Rent		Unit 3 Garage Units	
Unit 3 Parking Spaces		Unit 4 # of Bedrooms	
Unit 4 # of Baths		Unit 4 Rent	
Unit 4 Garage Units		Unit 4 Parking Spaces	
Gross Op. Income Rent		Gross Op. Income Laundry	
Gross Op. Income Garage		Gross Op. Income Other	
Insurance		VOW Include	Yes
VOW Address	Yes	VOW Comment	Yes
VOW AVM	Yes	Maintenance	
Garbage		Management	
Total Annual Expenses		Net Op. Income	
Debt Service		Cash Flow	
Off Market Date		Agent Hit Count	0
Client Hit Count	0	Search By Map	
Update Date	3/15/2022	Status Date	3/15/2022
HotSheet Date	3/15/2022	Price Date	3/15/2022
Input Date	3/15/2022 11:37 AM	Associated Document Count	1

GENERAL

Original Price	\$399,500	Cumulative DOM	0
Address 2		Building Use 1	Other/See Remarks
Building Use 2	Office Building	County	Llano
For Sale or Rent	For Sale	Preferred Title Company	Highland Lakes Title
PID		Geocode Quality	Manually Placed Pin
Picture Count	10	Sold Price Per SQFT	
Input Date	3/15/2022 11:37 AM	Update Date	3/15/2022 11:37 AM

DIRECTIONS

Directions From the courthouse, go north to Hwy 29, take a left on Hwy 29, go 2 blocks; property is on the left.

FEATURES

CONSTRUCTION Wood	GAS Natural Gas	ROOF Composition	SEWER City
COOLING Central	HEAT Central	ROAD FRONTAGE State/US Highway	SHOWING INSTRUCTIONS Call Listing Agent
DOCUMENTS AVAILABLE Survey	MISC. EXTRAS Storage Space	Paved	Lockbox
ELECTRIC Single Phase	High Traffic Location	SALE INCLUDES Building(s)	Sign on Property
FLOOR Hard Tile	High Visibility	Land	Text Agent for Appt
Tile	Highway Access		TERMS Cash
Concrete	In City		Conventional Option
FOUNDATION Slab	Kitchen Area		WATER City
	PARKING Asphalt		EXTERIOR Stone

FINANCIAL

Tax ID	027801	Taxes per \$100 Valuation	1.80
Ag Exempt. (Y/N)		HOA Mandatory (Y/N)	
HOA Fee		HOA Frequency	
Prop Own. Fee Mand. (Y/N)		Property Owners Fee	
Prop Own. Fee Frequency		Financing Terms Comments	

SOLD STATUS

How Sold	Contract Date
Closing Date	Sold Price
Cash Concessions	Selling Agent 1
Selling Office 1	

PUBLIC REMARKS

Public Remarks LOCATION, LOCATION!! This huge Llano staple is an amazing commercial building, previously used for retail & office space. Featuring huge rooms, a kitchen, 2 bathrooms, reception desk/area, among many other perks! Located in the heart of Llano's buzzing business district, near Cooper's BBQ, gas stations & many other locally owned businesses. Deemed 'The Old Norton Building', this is a one of a kind opportunity to own one of Llano's great pieces of history!

CONF. AGENT REMARKS

Conf. Agent Remarks Call or text agent for showing. 2 of the smaller spaces within the building are on a month to month lease; easy to show.

ADDITIONAL PICTURES





DISCLAIMER

This information is deemed reliable, but not guaranteed.

AGENT HANDOUT



MLS #	159367	Excl. Right to Sell (Y/N)	Yes
Asking Price	\$399,500	Sub Agency Comm.	0%
Class	COMMERCIAL / INDUSTRIAL	Variable Rate Comm. (Y/N)	Yes
Type	Commercial	Buyer Agency Comm.	3%
Address	301 W Young Street	Intermediary (Y/N)	Yes
City	Llano	Exclusive Agency (Y/N)	No
Area	City of Llano	Possession	
Status	Active	Owner's Complete Name (First & Last)	Evans Whitehead Llano
Building Use 1	Other/See Remarks		
Building Use 2	Office Building		
Water Front	No		
County	Llano	How Sold	
Gross Building Area	3512	Contract Date	
SQFT		Closing Date	
Gross Bldg. Area	County	Sold Price	
Source			
Total # of Units			

LA: Tambra Lynch - Cell: 830-992-7803

LO: Virdell Real Estate

SA:

SO:

Virtual Tour:

03/15/2022 11:41 AM



GENERAL INFO

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 Net Rentable Area SQFT
 Water Front Type
 Waterfront Footage
 Owned to Water (Y/N/UK)
 Approx. # of Acres **0.49**
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 # of Stories

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 Legal **North Addn SE 1/4 of Blk 15**

FEATURES

CONSTRUCTION Wood	ROAD FRONTAGE State/US Highway, Paved
COOLING Central	SALE INCLUDES Building(s), Land
DOCUMENTS AVAILABLE Survey	SEWER City
ELECTRIC Single Phase	SHOWING INSTRUCTIONS Call Listing Agent, Lockbox, Sign on Property, Text Agent for Appt
FLOOR Hard Tile, Tile, Concrete	TERMS Cash, Conventional Option
FOUNDATION Slab	WATER City
GAS Natural Gas	EXTERIOR Stone
HEAT Central	
MISC. EXTRAS Storage Space, High Traffic Location, High Visibility, Highway Access, In City, Kitchen Area	
PARKING Asphalt	
ROOF Composition	

FINANCIAL INFO

Tax ID 027801	Gross Op. Income Rent	Management
Taxes per \$100 Valuation 1.80	Gross Op. Income Laundry	Total Annual Expenses
Ag Exempt. (Y/N)	Gross Op. Income Garage	Net Op. Income

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