

# For Sale or Lease

## 4715 S. Lamar, Austin, TX Former Wolfe Nursery Facility

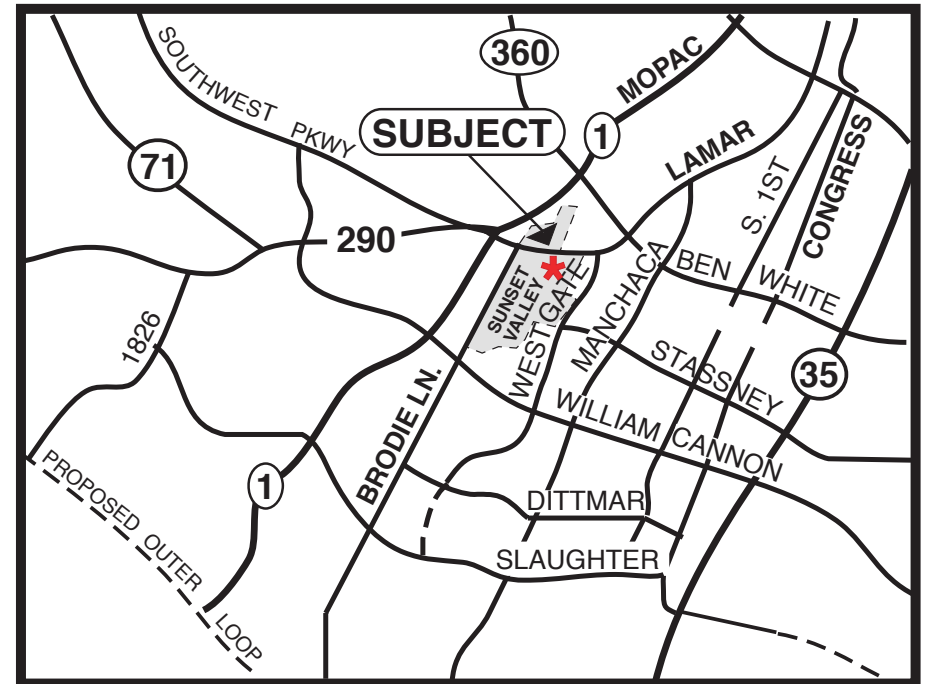
Land Area: 3.936 acres      Parking: 98  
Year Built: 1993      Available: Immediately  
Zoning: Highway Commercial (City of Sunset Valley)  
Structures: 12,000 sq. ft. retail bldg., 17,280 sq. ft. greenhouse  
w/concrete foundation, 17,625 sq. ft. of storage/receiving areas  
Sales Price: \$ 2,800,000.00      Property Taxes: \$24,786.96  
Lease Price: Subject to Negotiation

### Exclusive Agent: William B. Stringer

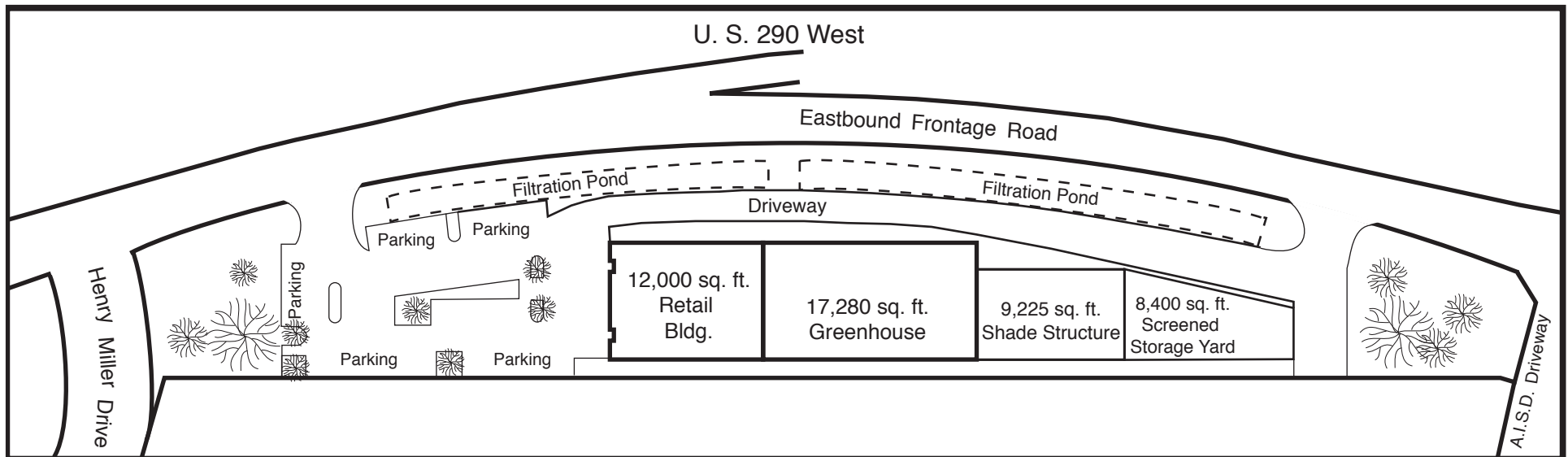
Ausvest, Inc. 1135 W. 6th Street, Ste. 115

Austin, Texas 78703

512.472.5606      Fax: 512.472.5701      ausvestinc@aol.com



View this listing on our website: [www.ausvestinc.com](http://www.ausvestinc.com)



# ausvest

commercial/investment real estate services

[ausvestinc.com](http://ausvestinc.com)