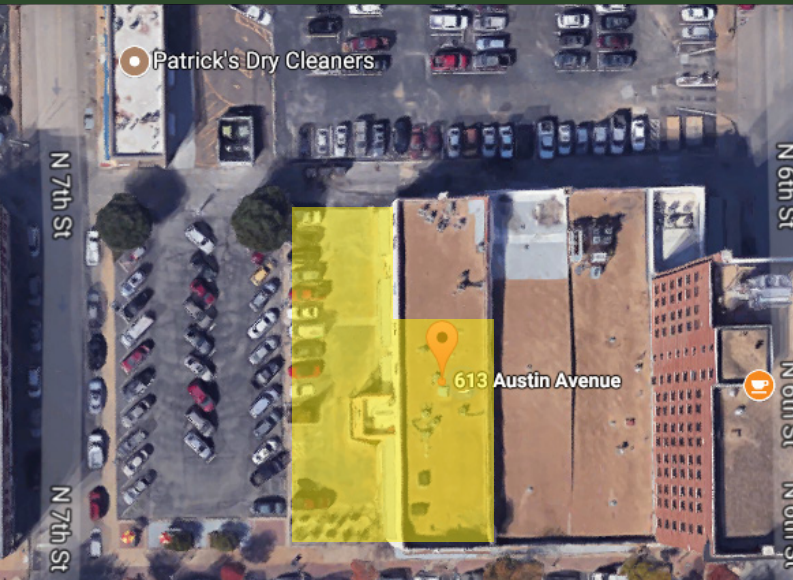


LUCRA
REAL ESTATE

RESTAURANT & OFFICE SPACE

FOR SALE

613 AUSTIN AVE



PURCHASE PRICE

\$595,000

SIZE: 4,229 Sq. Ft.

LOT SIZE: .82 Acres

FRONTAGE: 7th & Austin Ave.

BUILDING TYPE: Restaurant & Office

Renovated in 2013, this property has a little over 3,300 square feet of restaurant space, 850 square feet of separate office space and it's own parking lot. Property is currently leased to Jake's Texas Tea House and Lucra Real Estate.

Located on the tree lined Austin Ave, this property is within walking distance to numerous residential developments and just down the street from the Waco Hippodrome.



LUCRA
REAL ESTATE

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