

# \$2,900,000 - 4402 Brandt Road, Austin

MLS® #4619604

## \$2,900,000

0 Bedroom, 0.00 Bathroom,  
Commercial Sale on 5.54 Acres

Santiago Del Valle 10 League G, Austin, TX

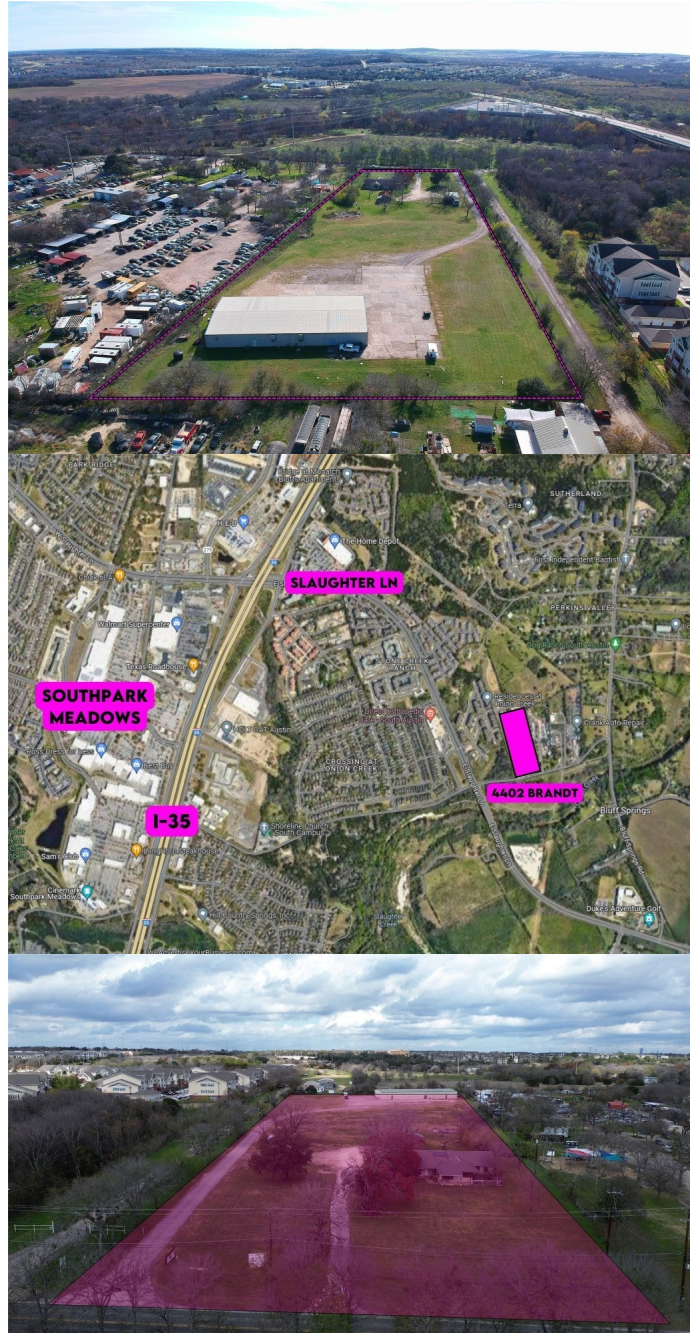
Property consists of 2 parcels: 4402 and 4404 Brandt Rd totaling 6.47 Acres. Property is partially located in flood plain, however Nightclub/Bar building is not. Buyer to do their research regarding their business type. Currently operated as an event rental space with bar. Business consistently brings in \$30k per month in income. Could be increased with some improvements. Home on the front of the property that did flood, which is likely a teardown. UNZONED and No Deed Restrictions. Outside of Austin ETJ. Amazing opportunity for many types of businesses. Prospect may inquire about current financials with signed NDA. Possible partial owner financing with the right deal and seller is willing to stay on to consult for up to 12 months post-sale.

Built in 2001

## Essential Information

MLS® #	4619604
Price	\$2,900,000
Bathrooms	0.00
Acres	5.54
Year Built	2001
Type	Commercial Sale
Sub-Type	Other
Status	Active

## Community Information



Address	4402 Brandt Road
Area	11
Subdivision	Santiago Del Valle 10 League G
City	Austin
County	Travis
State	TX
Zip Code	78744

### **Amenities**

Utilities	Electricity Connected, Water Connected
Parking	Concrete, On Site
View	None

### **Interior**

Interior	Concrete
Heating	Central, Forced Air

### **Exterior**

Construction	Metal Siding
Foundation	Slab

### **Additional Information**

Date Listed	December 27th, 2023
Days on Market	230
Zoning	No Zoning. Not located in

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