



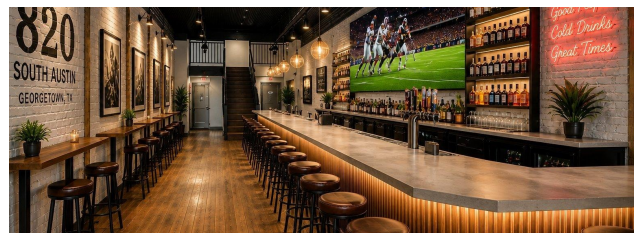
FOR SALE · HISTORIC GEORGETOWN SQUARE

820 S Austin Ave

Georgetown, Texas 78626

SALE PRICE

\$1,550,000



THE PROPERTY

Own a piece of historic Georgetown — on the renowned Georgetown Square, one of the “Most Beautiful Squares in Texas.”

This 1923 building (2,475 SF) offers high ceilings, a mezzanine, original hardwood floors, and timeless character. Steps from the Williamson County Courthouse amid local shops, restaurants, and entertainment. Owner financing available to qualified buyers — a standout opportunity for investors and owner/operators.

HIGHLIGHTS

- 2,475 SF historic building on the Georgetown Square
- Built 1923 · high ceilings · mezzanine · hardwood floors
- Owner financing available to qualified buyers
- Delivered vacant to an owner/operator — or leased
- Prime Square location · heavy foot traffic
- Standalone building · 100% pro rata

Information herein deemed reliable but not guaranteed. Buyer to verify all information including SF, taxes, and zoning. Offering subject to change or withdrawal without notice. Owner financing available to qualified buyers.

SALE TERMS

Sale Price **\$1,550,000**

SQUARE FOOTAGE 2,475 SF

PRICE / SF \$626

YEAR BUILT 1923

LEASE TYPE NNN (Triple Net)

OWNER FINANCING

DOWN PAYMENT \$550,000

INTEREST RATE WSJ Prime + 0.5%

LOAN FEES None

DELIVERY **Vacant or Leased**

CURRENT TENANT Schoepf's BBQ