

For Sale

Commercial Kitchen

Southeast Austin
6319 El Mirando, 78741
0.16 acres [TCAD]
Zoning: CS



*Scan to View
3D Virtual Tour*

Skout^x

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6319 El Mirando (The Green Cart Kitchen) is a shared commercial kitchen - a fully equipped prep kitchen with operating members. Home to The Green Cart and other local food service providers. Ideal as a central prep facility or for launching or growing your business, without the logistical and capital challenges of fully stocking and building up a kitchen to regulatory code. Situated amongst residential neighbors, the kitchen is conveniently located in Southeast Austin, off Montopolis Drive, with easy access to US 183.

All information contained herein is deemed reliable but not guaranteed.

6319 El Mirando - The Green Cart Kitchen

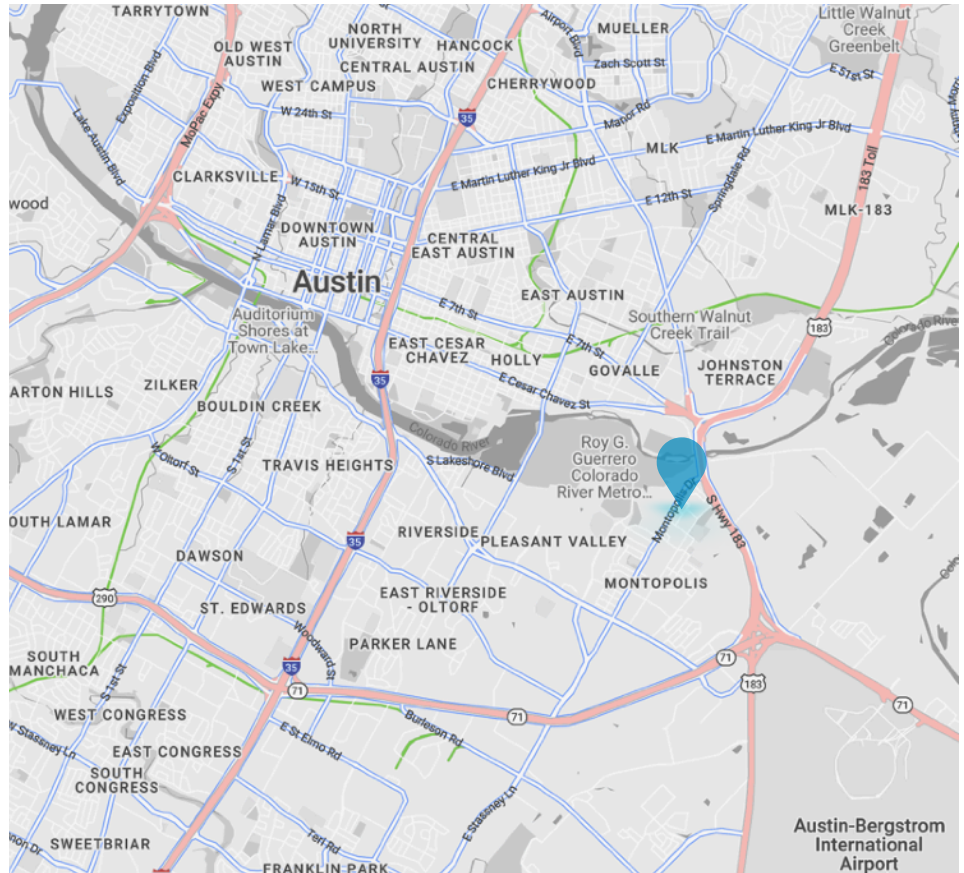


6319 El Mirando - Overview



The Green Cart Kitchen

6319 El Mirando Street
Austin, TX 78741



Property

TYPE: Commercial Kitchen

LOT: 0.16 acres

BUILDING: 1960 SF [owner]

PARKING: onsite (5 spaces) & street

ZONING: CS
(General Commercial Services)

ASKING: \$1.2M

Building

- Built in 2010 - fully permitted site plan
- Turnkey Operation - active members [<https://thegreencartkitchen.com>]
- Main & back kitchens + 2 office areas + bathroom + laundry room
- 12-ft Type 1 stainless steel vent hood (fire suppression system)
- All equipment conveys - see list (except smokehouse trailer)

Location

- Off Montopolis Drive by US 183 - North of E Ben White Blvd
- Convenient location - within 10-15 minutes to
 - >> Heart of East Austin
 - >> UT Austin
 - >> Convention Center
 - >> Austin Bergstrom Airport
-

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6319 El Mirando - Equipment List Summary



Equipment

Burner Stove	6x
Conventional Oven	1x
Convection Oven (2 gas & 3 electric)	5x
Charbroiler	1x
Stock Pot Range	1x
Bizerba Meat Slicer	1x
Mixer with hooks	30 qt
Countertop Fryer	1x
Walk-in Cooler	
2-Door Reach-in Cooler	2x
3-Door Reach-in Freezer	1x
Standup Freezer Desk	

Other

Prep Tables	500 sf
Metro Racks	20x
Prep Sinks	2x
Dish Sinks	2x
Mop Sinks	2x
Laundry Room & Facilities + W/D	

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6319 El Mirando - Floor Plan



6319 El Mirando St, Austin, TX

Main Floor Finished Area 1918.79 sq ft



0 5 10 ft

PREPARED: 2022/04/04

While regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

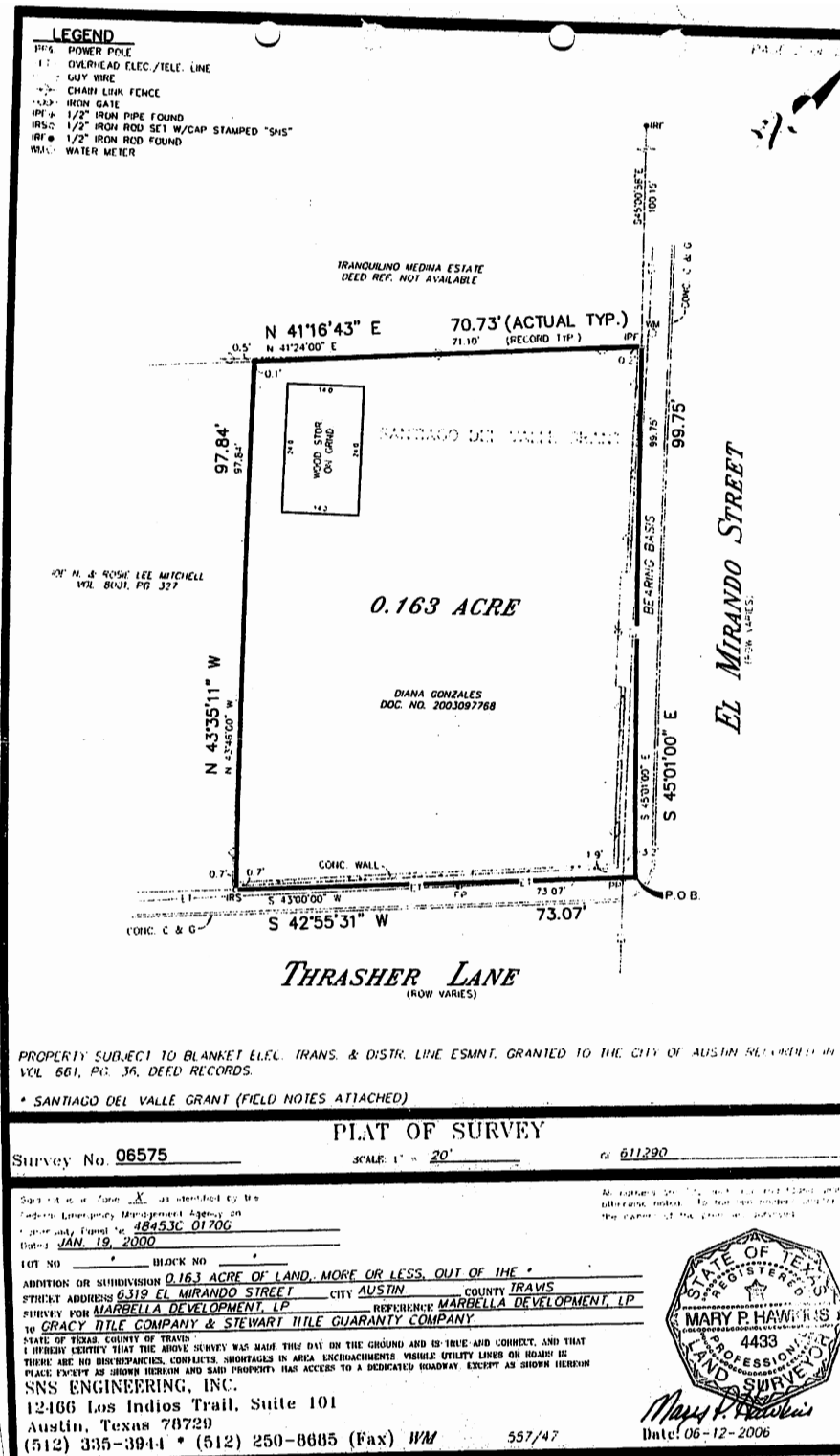


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6319 El Mirando - Survey

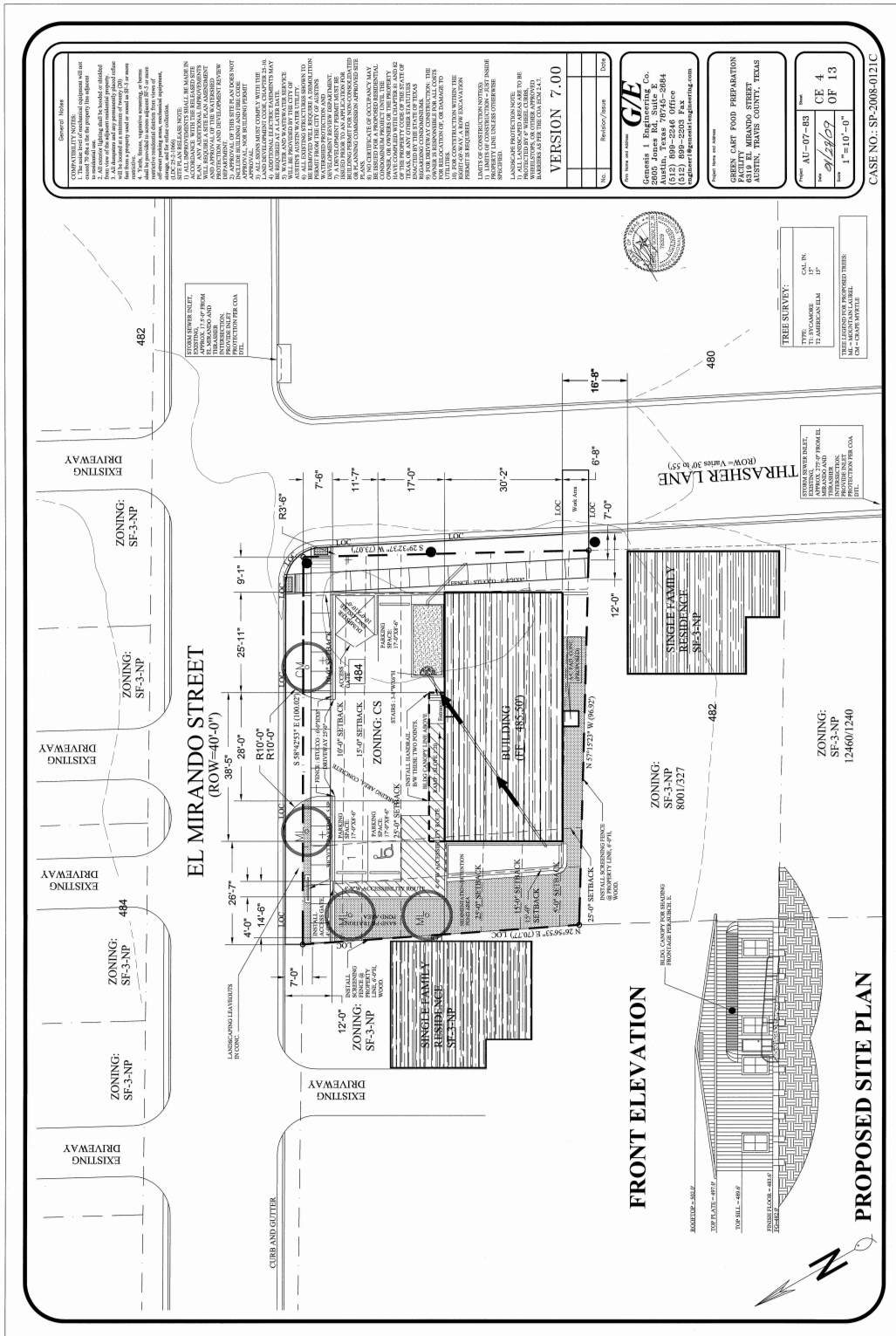


Scan to View & Download Full Survey

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6319 El Mirando - Site Plan



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Scan to View & Download COA Details

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

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