



GREGG GLIME SIOR, CCIM

1509 AUSTIN AVE, WACO, TX 76701

12,145 +/- SF

FOR LEASE

CROMWELL
COMMERCIAL GROUP

Information contained herein is believed to be true and correct and was obtained from sources believed to be reliable. Coldwell Banker, its agents or sub-agents, makes no warranties, expressly or implied, pertaining to the information contained herein. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior to sale, lease or financing, or withdrawal without notice.

COLDWELL BANKER, APEX REALTORS



LANDLORD READY TO RESTORE EXTERIOR TO AUTHENTIC STYLE

PROPERTY OVERVIEW

An Uptown Tradition Since 1954 has come to a close. Sironia's most recent site was designed and built for Sachs Austin Avenue, a women's dress shop originally located on the square in downtown Waco. The shop was destroyed in 1953, when an F5 tornado ripped through the area. The following year, Sachs moved uptown to Sironia's current location. Sironia was one of the first of its kind in Central Texas: housing several small, local boutiques all centered around a 100-seat restaurant with a central check out.

This is an excellent opportunity to lease a large piece of mixed-use real estate in the core of Uptown Waco with a commercial kitchen on-site.

- A popular Waco location
- Located on popular Austin Avenue
- Mixed-use Restaurant and Retail opportunity
- On-site and street parking
- Commercial Kitchen

PROPERTY HIGHLIGHTS

PROPERTY

Formerly Sironia

LOCATION

1509 Austin Ave, Waco, TX 76701

PROPERTY TYPE

Retail

MARKET

Uptown Waco

SUBMARKET

Waco

ZONING

C-3

AVAILABLE SPACE

12,145 +/- SF

LEASE RATE

Call for pricing

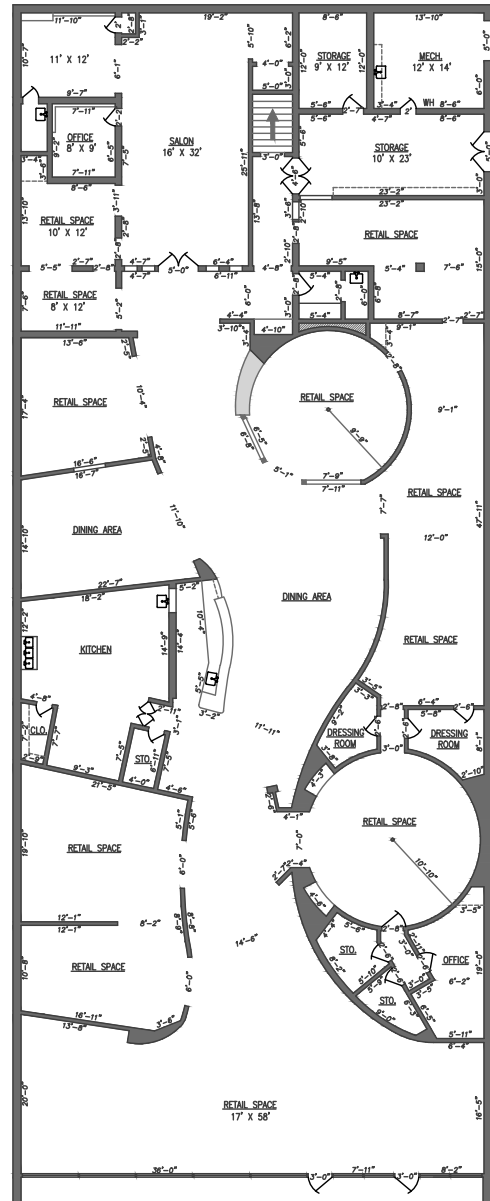


PHOTO GALLERY

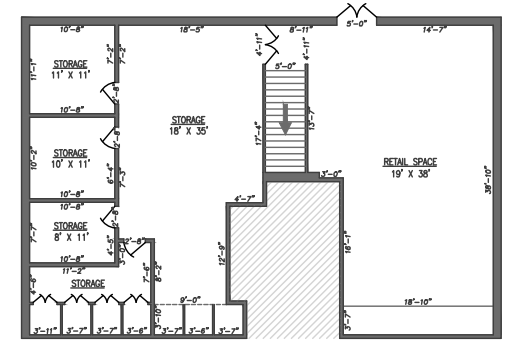


Floor Plan

- Commercial Kitchen - Installed
- Historic Architecture and Cosmetic Finishes
- Large Existing Patio and Potential Expansion
- Tall Ceilings with Plentiful Natural Light



First Floor
(*) 8,835.51 Sq. Ft.

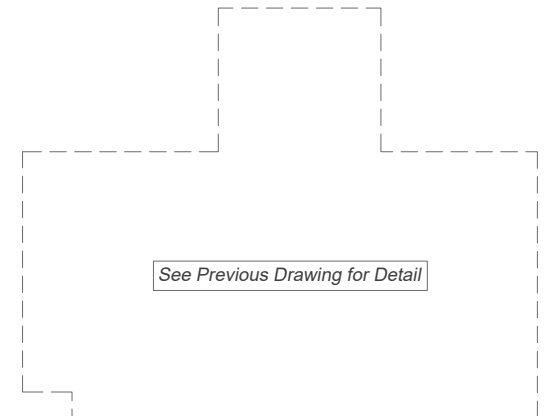


Second Floor
(*) 2,034.37 Sq. Ft.

1509 Austin Avenue, Waco, Texas

Disclaimer: (*) Every attempt has been made to ensure the accuracy of this drawing, however, it is only to be used for presentation purposes only. Square footages shown are estimated and should be verified with a licensed appraiser/architect.

(*) First Floor: 8,835.51 Sq. Ft.
(*) Second Floor: 2,034.37 Sq. Ft.
(*) Overall: 10,869.88 Sq. Ft.



1501-1505 Austin Avenue, Waco, Texas





TECOVAS

BAYLOR UNIVERSITY

MAGNOLIA
MARKET

STUMPY'S

AD

MILC

3ALCONES

1424
BISTRO

CUSTOMER
PARKING

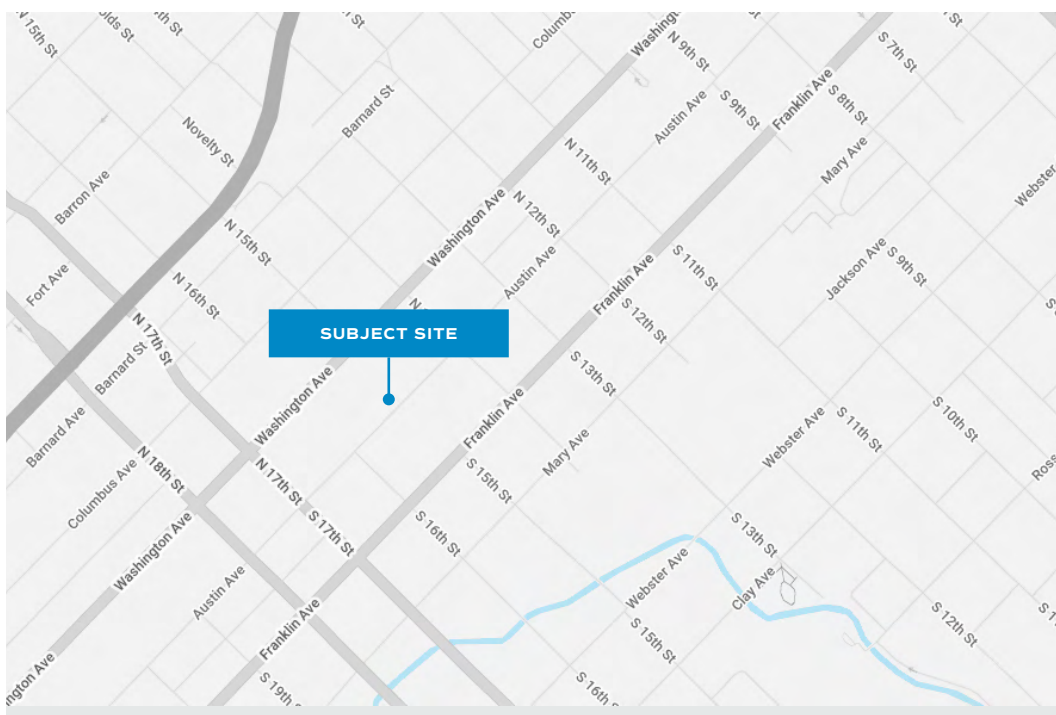
AVAILABLE
12,145 SF

dealers
electrical
supply

 Click to view property







CROMWELL

COMMERCIAL GROUP

PRESENTED BY:



GREGG GLIME, SIOB, CCIM

C: 254.339.2200

O: 254.313.0000

E: gregg@cromwellcommercialgroup.com

W: cromwellcommercialgroup.com



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.

Coldwell Banker Apex, Realtors	0590914	lori@cbapex.com	254-313-0000
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Lori Arnold	0590914	lori@cbapex.com	254-313-0000
Designated Broker of Firm	License No.	Email	Phone
Kathy Schroeder	269763	kathy@cbapex.com	254-776-0000
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Gregg Glime, SIOR, CCIM	620081	gregg@cromwellcommercialgroup.com	254-313-0000
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date