

SPECIAL PURPOSE PROPERTY FOR SALE

The Cat Noir Hotel

1123 E 11th St. Austin, TX 78702



BECK-REIT
COMMERCIAL REAL ESTATE

Executive Summary

The Cat Noir Hotel | 1123 E 11th St, Austin, TX 78702



OFFERING SUMMARY

Sale Price:	\$4,375,000
Building Size:	7,862 SF
Price Per Door:	\$291,666.67
Lot Size:	0.165 Acres
Price / SF:	\$556.47
Year Built:	2016
Market:	Hotel, Hospitality
Submarket:	East Austin

PROPERTY OVERVIEW

East Austin Boutique Hotel Opportunity - Including Land, Building, and Business

Now available, the unique opportunity to purchase a fully operational boutique hotel in the heart of East Austin. The Hotel Cat Noir (formerly Hotel Eleven) is a 14-room boutique hotel located just three blocks East of I-35 on E. 11th St. The 3 story steel frame structure was built in 2016, and includes

- 550sqft "owners loft" additional suite
- Patio seating in front and back of level 1
- 800sqft basement storage
- Fully functional commercial kitchen
- Level 1 office, front desk, living room, bar/restaurant (Beer & Wine Only)
- Elevator Access
- 8 parking spots on-site, two-car garage used for storage
- Rooftop terrace

New ownership will inherit existing bar/restaurant NNN lease with Uncle Nicky's Italian Specialties - an all-day cafe and bar serving upscale Italian fare alongside coffee, pastries, beer and wine. Lease expires 8/25, buyout clause included in lease. The property is currently a fully functional hotel and ready for a motivated owner or operator to take over!

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Owner / Broker
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Complete Highlights

The Cat Noir Hotel | 1123 E 11th St, Austin, TX 78702



LOCATION INFORMATION

Building Name	The Cat Noir Hotel
Street Address	1123 E 11th St
City, State, Zip	Austin, TX 78702
County	Travis
Market	Hotel, Hospitality
Sub-market	East Austin
Signal Intersection	No

BUILDING INFORMATION

Tenancy	Single
Number of Floors	3
Average Floor Size	2,600 SF
Year Built	2016
Free Standing	Yes

PROPERTY HIGHLIGHTS

- Building & Business For Sale
- NNN-leased bar/restaurant (Beer & Wine), Exp. 8/25 - Buyout Clause Included in Lease
- 14 Rooms + 550sqft "Owners Loft"
- 800sqft Basement Storage
- Incredible East Austin Location - See "Within Walking Distance..." Map on Page 8.
- Ground Floor Includes: Front Desk/Reception, Office, Living Room, Bar (Currently Beer/Wine Only), Lounge, Dining Room, Commercial Kitchen, Men & Women's Restroom
- Outdoor Public Spaces Include: Sidewalk Restaurant Seating, Ground Floor Back Patio, Rooftop Deck Terrace
- 550 sqft standalone "Owner's Loft" connected by Skybridge

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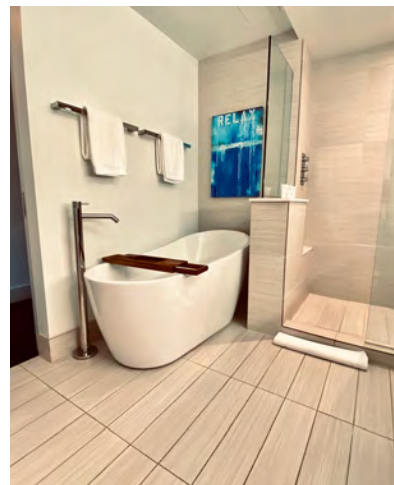
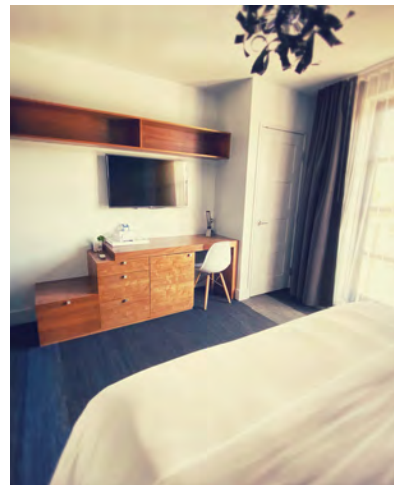
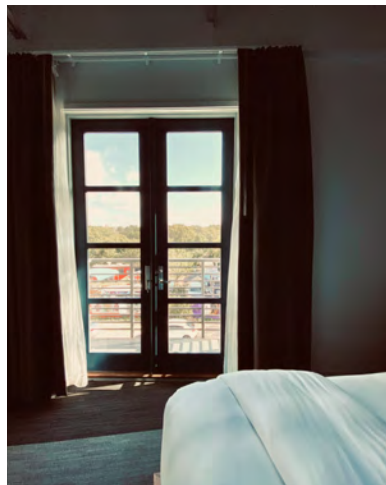
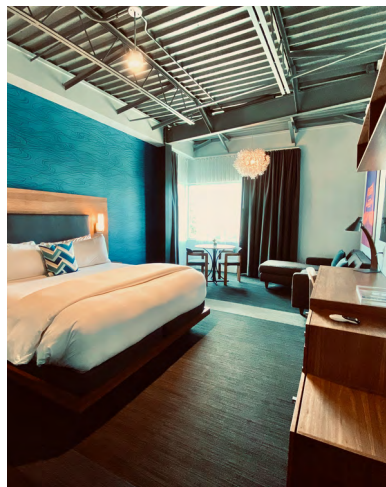
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Room Photos

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Uncle Nicky's Italian Restaurant

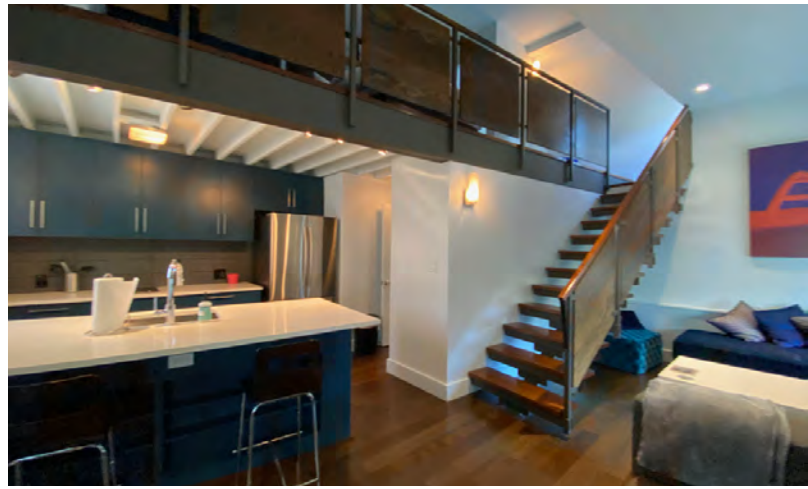
NNN Leased Through 8/25 - Buyout Clause in Lease



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Owner's Loft

550 Sqft Stand Alone Loft Above Garage, Can Be Monetized



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Roof Top Terrace, Roofing & HVAC

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Floor Plans

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FIRST FLOOR PLAN
HOTEL ELEVEN
1123 E 11TH ST



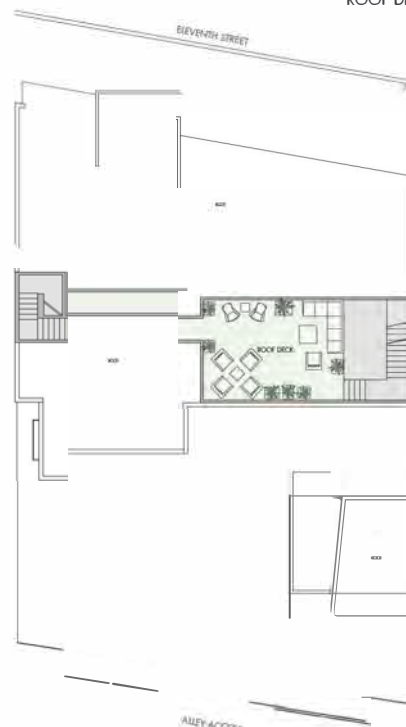
SECOND FLOOR PLAN
HOTEL ELEVEN
1123 E 11TH ST



THIRD FLOOR PLAN
HOTEL ELEVEN
1123 E 11TH ST



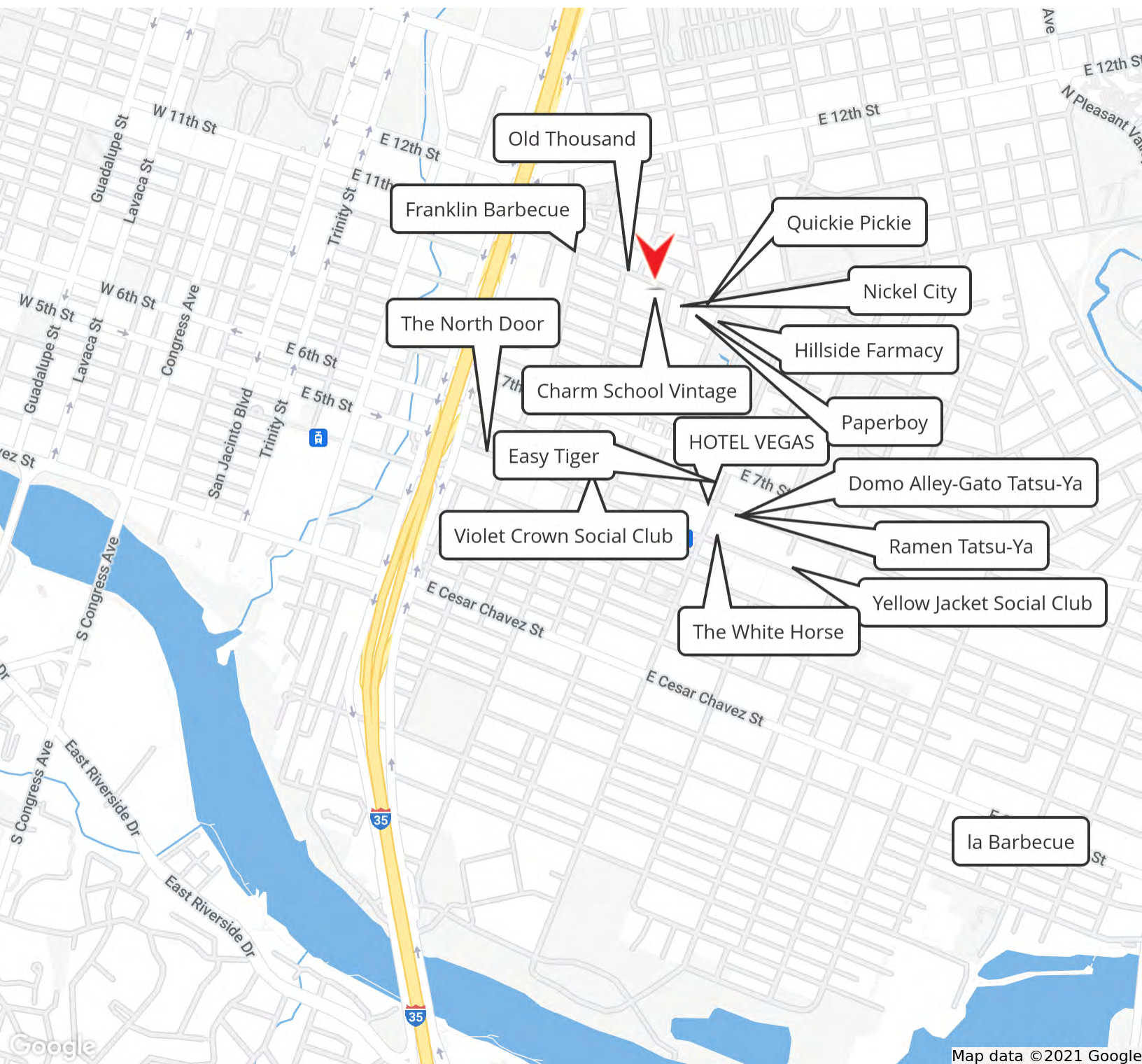
ROOF DECK PLAN
HOTEL ELEVEN
1123 E 11TH ST



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Within Walking Distance to East Austin Attractions Like...

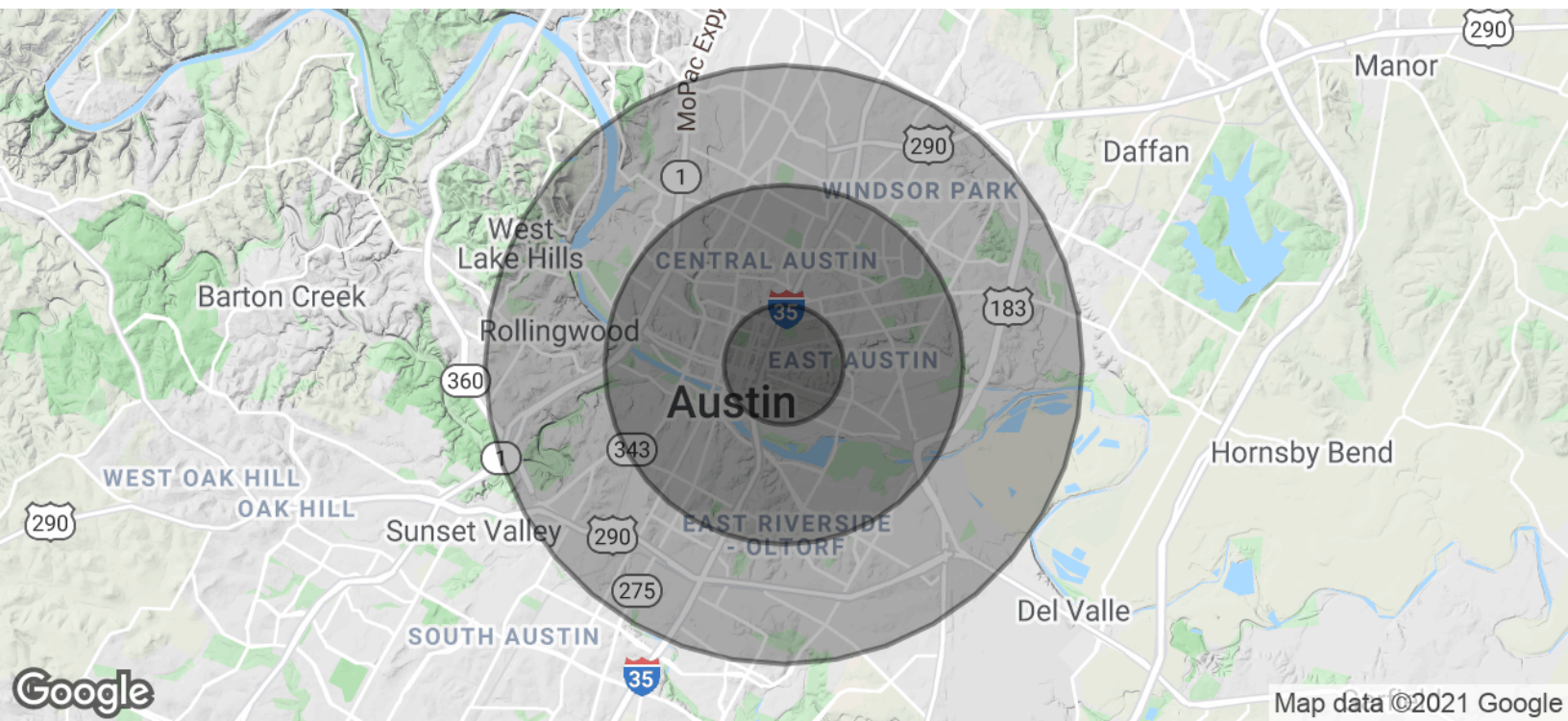
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Demographics Map & Report

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,683	143,196	314,258
Average age	31.8	28.9	30.2
Average age (Male)	31.7	29.1	30.3
Average age (Female)	31.0	28.5	30.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	5,638	60,645	131,432
# of persons per HH	2.4	2.4	2.4
Average HH income	\$67,707	\$58,515	\$62,163
Average house value	\$210,785	\$344,624	\$340,814

* Demographic data derived from 2010 US Census

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Advisor Bio 1

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