

# \$1,250,000 - 4311 S 1st Street, Austin

MLS® #2115778

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## \$1,250,000

0 Bedroom, 0.00 Bathroom,  
Commercial Sale on 0.20 Acres

Fortview Add, Austin, TX

Ready for your Business Needs, this freestanding office in the heart of South Austin is a Turn-Key gem. Featuring 5 offices, Conference Room, Reception Area, and Full Kitchen, all of your employees and customers will feel welcome and impressed with their surroundings. Large Digital signage directs your customers and employees to your business with abundant parking made easy with 14 spaces as well as handicap accessibility. The perfect shades of modern colors accent the hardwood floors, abundance of windows and natural light. But this beauty is not just skin deep. Mechanical upgrades (such as recent AC system, recent roof, upgraded electrical service, upgraded insulation, recent plumbing and water line replacements) will provide you years of worry free ownership. Location is Prime with over 30,000 vehicles per day, close proximity to major hospitals, 7 minutes from Downtown and right on a major growth corridor. This is the perfect use it now and hold it for the long term opportunity you have been looking for.



Built in 1945

## Essential Information

ListingFeed	abor_vow
MLS® #	2115778
List Price	\$1,250,000
Sale Price	\$1,120,000

Sale Date	January 3rd, 2022
Bathrooms	0.00
Acres	0.20
Year Built	1945
Type	Commercial Sale
Sub-Type	Office
Status	Closed

### **Community Information**

Address	4311 S 1st Street
Subdivision	Fortview Add
City	Austin
County	Travis
State	TX
Zip Code	78745

### **Amenities**

Utilities	Above Ground Utilities, Cable Connected, Electricity Connected, Phone Connected, Sewer Connected, Water Connected
Parking	Aggregate, Asphalt, Paved, Parking Lot
View	None

### **Interior**

Interior	Laminate, Vinyl, Wood
Heating	Central, Electric
Cooling	Central Air, Electric, Zoned

### **Exterior**

Construction	Attic/Crawl Hatchway(s) Insulated, Frame, HardiPlank Type
Foundation	Pillar/Post/Pier

### **Additional Information**

Zoning	CS MU NP
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