

\$1,150,000 - 100 W Anderson Avenue, Round Rock

MLS® #3607945

\$1,150,000

0 Bedroom, 0.00 Bathroom,
Commercial Sale on 0.32 Acres

Bergeron Sub, Round Rock, TX

Owner occupied office building just a few blocks from Historic Downtown Round Rock and in the revitalization area! The building fronts N. Mays which is a main North/South thoroughfare with a recent Average Annual Traffic count of 13,850 per day. Easy access to I-35, RR 620, HWY 79 (to 130 Toll, Hutto & Taylor), the 45 Toll (to Mopac, HWY 183 & 130 Toll) and just a few miles from FM 1431 (to Cedar Park & Leander). This beautiful office features a large open foyer with lots of natural light and a large conference room! A split layout with 9 office spaces with windows (3 spaces are large enough to share and those include built in desks and shelving). There is a break-room/kitchenette and two large bathrooms (one is ADA compliant), a technology/utility room and a storage room. Large 15 space parking lot is located in the rear with quick access to the two back doors. The office is well built with a metal & foam insulation roof and zoned HVAC which dramatically reduces utility costs.



Built in 2007

Essential Information

ListingFeed	abor_vow
MLS® #	3607945
List Price	\$1,150,000
Sale Price	\$1,150,000
Sale Date	October 26th, 2022

Bathrooms	0.00
Acres	0.32
Year Built	2007
Type	Commercial Sale
Sub-Type	Office
Status	Closed

Community Information

Address	100 W Anderson Avenue
Subdivision	Bergeron Sub
City	Round Rock
County	Williamson
State	TX
Zip Code	78664

Amenities

Utilities	Electricity Connected, Phone Connected, Sewer Connected, Underground Utilities, Water Connected
Parking	Attached, Concrete, On Site, Private
View	None

Interior

Interior	Carpet, Tile, Slate
Heating	Central, Electric, Zoned
Cooling	Central Air, Electric, Zoned

Exterior

Exterior Features	Sprinkler/Irrigation
Construction	Masonry, Stone, Attic/Crawl Hatchway(s) Insulated, Stucco
Foundation	Slab