

\$1,700,000 - 1105 W Anderson Lane, Austin

MLS® #4849579

\$1,700,000

0 Bedroom, 0.00 Bathroom,
Commercial Sale on 0.46 Acres

Northgate Add, Austin, TX

BY APPOINTMENT ONLY!! PLEASE DO NOT Drop In- do not call the office, please call listing agent to schedule a viewing. This is a functional operating business - DO NOT DISTURB. An amazing opportunity to own commercial property in the heart of central Austin. The Powers Anderson Lane property falls into Community Commercial-Mixed Use Zone. The property is located in the Northgate and Crestview Neighborhood. With close to half-acre sized lot the potential is tremendous. Ideal location near Crestview neighborhood, Lamar Boulevard, and the highway183 corridor. Deep, large back unimproved lot allows for expansion or could add onto the existing building.

Approximately .46 of an acre, this lot is level, has no heritage trees to deal with in the backyard. Currently a small medical office, the open floor plan allows for the flow of patients/clients easily from the entrance.

Luxury laminate flooring with tiled baths and kitchen area make for low maintenance in these high traffic areas. Custom wall shelving for storage, additional rooms for use or built outs and curved laminated reception desk at entry. Windows with one way tint that allow for daytime privacy and filters in natural light.

Beech interior doors, tall steel exterior doors, plus a lead wall in the digital x-ray machine room with lead lined interior wall are features in this property. Optimal for owner/occupant situation.

Major highlights about this location:



Convenient to Highway 183 (.3 of a mile)
Close to Lamar Blvd (.4 of a mile)
Convenient to Burnet Rd (1.3 of a mile)
All information is deemed reliable but not
guaranteed. Buyer is encouraged to do their
own diligence and research and are solely
responsible for their own information and
analysis. No other real estate agent or broker
may market or make commercial use of this
content in any
way.

Built in 1960

Essential Information

ListingFeed	abor_vow
MLS® #	4849579
List Price	\$1,700,000
Sale Price	\$1,582,000
Sale Date	June 2nd, 2023
Bathrooms	0.00
Acres	0.46
Year Built	1960
Type	Commercial Sale
Sub-Type	Office
Status	Closed

Community Information

Address	1105 W Anderson Lane
Subdivision	Northgate Add
City	Austin
County	Travis
State	TX
Zip Code	78757

Amenities

Utilities	Cable Available, Electricity Available, High Speed Internet Available, Sewer Available, Sewer Not Available, Natural Gas Not Available, Phone Available
Parking	Garage, Asphalt, Detached Carport, Gravel

Garages	Garage Door Opener
View	None

Interior

Interior	Laminate
Heating	Central
Cooling	Central Air

Exterior

Exterior Features	Storage
Lot Description	Level, Flag Lot
Construction	Stone Veneer, Stucco
Foundation	Slab