

\$1,250,000 - 4309 S 1st Street, Austin

MLS® #5877230

\$1,250,000

0 Bedroom, 0.00 Bathroom,
Commercial Sale on 0.21 Acres

Fortview Add, Austin, TX

Commercial office building space For Sale in South Austin. Zoned CS-MU-NP. High Visibility! Over 30,000 cars per day pass by. On major growth corridor. Develop up to 60 feet in height. Convenient Central Austin location. Less than 10 minutes from downtown. 12 minutes from the airport. Easy access to Ben White / 290 / 71, IH-35, MOPAC / Loop 1, & Loop 360. Flexible building uses. Quick & easy access to St David's South Austin Hospital & surrounding medical community. St. Elmo Park across the street. Front & rear building entrance. 4 Large separate offices, spacious common areas, office equipment niche, 2 private restrooms. (Photo of Kitchenette/storage area and second bathroom are not featured). Huge parking area in back plus parking in front (approx. 15+ cars). Light-up Commercial business signage on steel post in front and mounted on the building. Owner and tenant keep the place in immaculate condition and tenant pays rent on time. Rent is on the lower side, but the accelerating appreciation on this property make it a smart investment. Buyer needs to purchase survey. Top ranking Austin Tour company just moved in next door and there's a business/strip center next to them, and an abundance of surrounding businesses, plus new builds coming to the area. Perfect for an owner/operator or other type of business!

Built in 1958



Essential Information

ListingFeed	abor_vow
MLS® #	5877230
List Price	\$1,250,000
Sale Price	\$1,148,000
Sale Date	August 26th, 2022
Bathrooms	0.00
Acres	0.21
Year Built	1958
Type	Commercial Sale
Sub-Type	Site Planned
Status	Closed

Community Information

Address	4309 S 1st Street
Subdivision	Fortview Add
City	Austin
County	Travis
State	TX
Zip Code	78745

Amenities

Utilities	Electricity Available
Features	Sidewalks
Parking	Asphalt, Gated, On Site
View	None

Interior

Interior	Laminate
Heating	Central
Cooling	Central Air

Exterior

Lot Description	Level
Construction	Synthetic Stucco

Additional Information

Zoning	CS-MU-NP
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