

# \$2,850,000 - 1210 Rosewood Avenue, Austin

MLS® #8523421

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## \$2,850,000

0 Bedroom, 0.00 Bathroom,  
Commercial Sale on 0.43 Acres

Robertson George L, Austin, TX

Back on market - Previous buyer was unable to get their story straight on requesting multiple extensions. Rare East Austin commercial opportunity. 1210 Rosewood sits in the heart of East Austin. Zoned Limited Office "Neighborhood Conservation Combining Plan" Neighborhood Plan (LO-NCCD-NP) Located in Subdistrict 1. The property consists of 3,376/sf of existing 11 offices and retail with a mixture of tenant mixes. Approx. 18,700 sf of land. This site is situated in the 11th St and Rosewood commercial district and offers a one of kind location near all the hustle and bustle of this corridor. 1210 Rosewood is within easy walking distance to local favorites including Hillside Farmacy, Quickie Pickie, Uncle Nickie™s, Nickel City Bar, Micklethwait Craft Meats & renowned Franklin Barbecue on this lively street. Neither seller nor broker makes any assertions, promises, or warranties as to the accuracy of the information provided here. Buyer must perform due diligence.



Built in 1930

## Essential Information

ListingFeed	abor_vow
MLS® #	8523421
List Price	\$2,850,000
Sale Price	\$2,400,000
Sale Date	December 5th, 2022
Bathrooms	0.00

Acres	0.43
Year Built	1930
Type	Commercial Sale
Sub-Type	Office
Status	Closed

### **Community Information**

Address	1210 Rosewood Avenue
Subdivision	Robertson George L
City	Austin
County	Travis
State	TX
Zip Code	78702

### **Amenities**

Utilities	See Remarks
Parking	Gravel

### **Interior**

Interior	See Remarks
Heating	See Remarks
Cooling	See Remarks

### **Exterior**

Lot Description	Flat
Construction	Wood Siding, Frame

### **Additional Information**

Zoning	LO-NCCD-NP
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