

# \$2,200,000 - 1010 N Lamar Boulevard, Austin

MLS® #9147589

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## \$2,200,000

0 Bedroom, 0.00 Bathroom,  
Commercial Sale on 0.12 Acres

Silliman, Austin, TX

this building is located on N Lamar and contains 3445 sq. ft. more or less. The entire site is paved with asphalt and concrete as great street pole signage at the street and front facade signage. Interior is polished concrete with prefinished galvalume walls with 1/2 of ceiling in the galvalume finish. It has cypress wainscoting for decor trim. Interior has droplight fixtures and steel joist painted red for an industrial look.

Two handicap bathrooms with handicap water fountains. The property is in the shoal creek flood plain and has experience high water several times in the past. Talk to agent about water at site. Building is insurable through federal flood insurance as well as for contents. The property has many uses such as small retail, offices and other. There are very few spaces left for use between the river and 12th street on Lamar Blvd. Floor plans, survey, elevations and pictures inside are available including complete history of the space. A tour is attached of outside by drone. Due to nature of short-term tenant please call agent for access to the space.



Built in 2008

## Essential Information

ListingFeed	abor_vow
MLS® #	9147589
List Price	\$2,200,000

Sale Price	\$2,100,000
Sale Date	June 22nd, 2022
Bathrooms	0.00
Acres	0.12
Year Built	2008
Type	Commercial Sale
Sub-Type	Retail
Status	Closed

### **Community Information**

Address	1010 N Lamar Boulevard
Subdivision	Silliman
City	Austin
County	Travis
State	TX
Zip Code	78703

### **Amenities**

Utilities	Cable Available, Cable Connected, Electricity Available, Electricity Connected, High Speed Internet Available, Natural Gas Available, Natural Gas Connected, Phone Available, See Remarks, Sewer Available, Sewer Connected, Water Available, Water Connected
Parking	Alley Access, Gated, Lighted, Off Street, Paved
View	City, City Lights

### **Interior**

Interior	Concrete, Tile
Heating	Central, Electric, Hot Water
Cooling	Central Air, Electric, See Remarks

### **Exterior**

Lot Description	Flat
Construction	See Remarks
Foundation	Slab

### **Additional Information**

Zoning	Commercial CS
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