

CENTURY 21

Judge Fite Company



2448 S 1ST STREET

AUSTIN, TX 78704



\$3,100,000



2,439 sqft

DESCRIPTION

The business sits on 2 lots. 2448 So. 1st property id# 04040407110000, Assessed yr 2025 at \$1,016,742 and 2508 So. 1st property id# 04040407150000, Assessed yr 2025 at \$1,207,763 Unique opportunity to acquire the land, building, and all FF&E associated with this long-established business. The owner has operated at this location for over 25 years, reflecting the stability and success of the operation. The property has been well-maintained and offers a strong foundation for a new owner to continue or repurpose the business. Showings are by appointment only and handled discreetly.

PROPERTY TYPE: Commercial - Business
MLS STATUS: Active
MLS: 1306385
YEAR BUILT: 1963
COUNTY: Travis
TRACT OR SUBDIVIION: San Jose Catholic Church Subdivision
LIST DATE: 02/16/2026

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800.451.8055

AREA: 6
SQUARE FEET: 2,439
TOTAL BEDS:
FULL BATHS:
HALF BATHS:
ACRES: 0.16
LOT SIZE (SQFT): 6,899

INTERIOR FEATURES

FLOOR COVERINGS:

- Tile

EXTERIOR FEATURES

PARKING:

- OnSite
- Outside

SIDING:

- CementSiding
- Frame
- Glass
- Stucco

FOUNDATION:

- Slab

UTILITIES

HEATING/COOLING:

- Central
- NaturalGas

UTILITIES:

- ElectricityConnected
- NaturalGasConnected
- SewerConnected
- WaterConnected

ADDITIONAL PROPERTY DETAILS

LISTED BY: Herb Martinez

PHONE: 512.899.4663

BROKERED BY: Real Estate Executives of Aus