

CENTURY 21

Judge Fite Company



204 W WINDCREST

FREDERICKSBURG, TX 78624



\$1,900,000



0 sqft

DESCRIPTION

Prime Medical Office Space Across from Hospital. 7,144 SF Building on C-1 Zoned Lot. Exceptional opportunity to own a strategically located medical office building directly across the street from the Methodist Hospital Hill Country. Situated on a large 38,332 SF C-1 zoned lot, the 7,144 SF building is ideal for a wide range of commercial uses, with a current lay-out perfectly suited for medical or healthcare-related services. The well-maintained building features 9 exam rooms, 3 private offices, large reception and waiting area, 3 half bathrooms, break room, file rooms, nurses station and ample storage just on the first floor. The second story offers another large office, storage, full bathroom, laundry room and kitchenette, offering a turnkey solution for medical practitioners or healthcare organizations. There is a paved parking lot in the front for patients and covered parking in the back for employees.

PROPERTY TYPE: Commercial - Office/Medical/Prof Bldg
MLS STATUS: Active
MLS: 1941208
YEAR BUILT: 1988
COUNTY: Gillespie
TRACT OR SUBDIVIION:
LIST DATE: 02/15/2026

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800.451.8055

AREA: 3100
SQUARE FEET:
TOTAL BEDS:
FULL BATHS:
HALF BATHS:
ACRES: 0.88
LOT SIZE (SQFT): 38,332

ADDITIONAL PROPERTY DETAILS

LISTED BY: Clayton Sears

PHONE: 830.997.3400

BROKERED BY: Real Estate Advisory Team, LLC