

CENTURY 21[®]

Judge Fite Company



1927 COLUMBUS AVENUE

WACO, TX 76701



\$995,000



3,705 sqft

DESCRIPTION

Discover a rare opportunity to own or lease a modern, move-in-ready office building in one of Waco's most convenient and central locations. Originally constructed with a durable concrete shell—including foundation, exterior walls, roof, and two enclosed concrete offices—this property offers exceptional structural integrity and long-term value. Fully renovated in 2020, the interior showcases immaculate finishes and modern functionality throughout. Step inside to find: A welcoming front lobby with an administrative reception area - A spacious conference room perfect for meetings and client presentations - Multiple private offices and open workspaces to suit a variety of business needs - A kitchenette, updated bathrooms, fresh carpet, recessed lighting, and fresh paint. The building is wired for high-speed internet and equipped with a comprehensive security camera system, ensuring both connectivity and peace of mind. Outside, enjoy secured rear parking with a gated entrance, covered parking canopy, and handicap-accessible entry. Situated in the heart of Waco, this property offers unbeatable access—just minutes from Downtown Waco, Waco Drive, Franklin Avenue, and Valley Mills Drive—placing your business close to everything the city has to offer. Whether you're looking for a secure, turn-key office headquarters or a versatile investment property, 1927 Columbus Avenue combines modern convenience, structural strength, and prime location into one exceptional package.

PROPERTY TYPE: Commercial - Office
MLS STATUS: Active
MLS: 21107916
YEAR BUILT: 1960
COUNTY: McLennan
TRACT OR SUBDIVISION: Lawson
LIST DATE: 11/11/2025

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800.451.8055

AREA:
SQUARE FEET: 3,705
TOTAL BEDS:
FULL BATHS:
HALF BATHS:
ACRES: 0.47
LOT SIZE (SQFT): 20,560

INTERIOR FEATURES

FLOOR COVERINGS:

- Carpet
- Other

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

PARKING:

- Additional Parking
- Covered

ROOF TYPE:

- Concrete
- Flat
- Other

SIDING:

- Brick
- Concrete

FOUNDATION:

- Slab

UTILITIES

HEATING/COOLING:

- Central
- Electric

UTILITIES:

- Electricity Available
- Sewer Available
- Water Available

LISTED BY: Ashton Gustafson 

BROKERED BY: AG Real Estate & Associates

century21judgefite.com

each office is independently owned and operated