

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 1823 FORTVIEW ROAD

AUSTIN, TX 78704



\$2,350,000



8,252 sqft

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## DESCRIPTION

Conveniently located in 78704, this stand-alone office building is easily accessible from Lamar, Ben White & Menchaca. As currently configured, the 8,252 square feet (per TCAD) building features 16 office suites which are leased on a triple net basis. A handful of tenants are on "month-to-month" lease terms, which uniquely positions this property for an owner / occupant to acquire and absorb most of the square footage quickly (longest lease term goes through 4/30/25). The 0.509-acre site features Limited Office (LO) Zoning per City of Austin's Zoning Profile GIS. Parking lot features 28 spaces + 1 handicap which equates to approximately 1:300 parking ratio. Solar panels installed on the roof offset electricity demand. Google Fiber provides data service to the building. Most HVAC units have been replaced over the past decade and have serviced the property's needs adequately. Since 2019, Seller has made various improvements to the property which include exterior & interior painting, bathroom renovations, lighting upgrades, driveway repair, flooring updates (LVT, tile & carpet), awning replacement, new water fountains, and miscellaneous landscaping needs.

**PROPERTY TYPE:** Commercial - Office

**MLS STATUS:** Active

**MLS:** 2665574

**YEAR BUILT:** 1985

**COUNTY:** Travis

**TRACT OR SUBDIVISION:** Isaac Decker League

**LIST DATE:** 06/25/2025

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**800.451.8055**

**AREA:** 6

**SQUARE FEET:** 8,252

**TOTAL BEDS:**

**FULL BATHS:**

**HALF BATHS:**

**ACRES:** 0.51

**LOT SIZE (SQFT):** 22,172

## INTERIOR FEATURES

### KITCHEN:

- None

### FLOOR COVERINGS:

- Carpet
- Laminate
- Tile

## EXTERIOR FEATURES

### PARKING:

- Concrete

### SIDING:

- Brick

### FOUNDATION:

- Slab

## UTILITIES

### HEATING/COOLING:

- Central

### UTILITIES:

- ElectricityConnected
- FiberOpticAvailable
- SewerConnected
- WaterConnected

## ADDITIONAL PROPERTY DETAILS

**LISTED BY:** Trevor Dickens

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**BROKERED BY:** Trevor Benz Dickens

century21judgefite.com

each office is independently owned and operated