

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 1034 CANYON BEND DRIVE UNIT C

DRIPPING SPRINGS, TX 78620



\$1,350,000



4,800 sqft

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## DESCRIPTION

4800 SF flex/warehouse space. Side C-1 is 3200 SF with 640 SF of air-conditioned office space. Office side includes reception, break area, restroom, 1 private office. Warehouse space is an insulated 2560 SF and is not air-conditioned. The warehouse has 2 windows, 3 overhead doors, 2 service doors. Side C-2 is 1600 SF, insulated with 1 restroom, windows on two sides, 1 overhead door and 1 service door. Bldg C sits on 2.09 acres of condominium land with two other warehouse buildings. Excellent parking on site.

**CENTURY 21**

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**800.451.8055**

**PROPERTY TYPE:** Commercial - Warehouse

**MLS STATUS:** Active

**MLS:** 4795005

**YEAR BUILT:** 2004

**COUNTY:** Hays

**TRACT OR SUBDIVIION:** Sunset Canyon Sec li-C

**LIST DATE:** 07/01/2024

**AREA:** HD

**SQUARE FEET:** 4,800

**TOTAL BEDS:**

**FULL BATHS:**

**HALF BATHS:**

**ACRES:** 2.11

**LOT SIZE (SQFT):** 92,116

## INTERIOR FEATURES

### KITCHEN:

- None

### FLOOR COVERINGS:

- Concrete
- Laminate

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### PARKING:

- Asphalt
- DoorMulti
- Driveway
- GarageFacesFront
- Garage
- OnSite

### LOT DESCRIPTION:

- Level

### SIDING:

- MetalSiding

### FOUNDATION:

- Slab

## UTILITIES

### HEATING/COOLING:

- Central
- Electric

### UTILITIES:

- CableAvailable
- ElectricityConnected
- HighSpeedInternetAvailable
- WaterConnected

## ADDITIONAL PROPERTY DETAILS

**LISTED BY:** Cathy Coneway

**PHONE:** 512.327.9310

**BROKERED BY:** Stanberry REALTORS

century21judgefite.com

each office is independently owned and operated