

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 2210 WESTERN TRAILS BOULEVARD

AUSTIN, TX 78745



\$1,890,720



3,636 sqft

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## DESCRIPTION

In The Opportunity Zone! Rare opportunity to own a unique, creative, functional, two-story office building in the heart of South Austin near Central Market and many iconic retail shops and restaurants along S Lamar. The building is perfect for a law firm, architect, marketing/advertising firm, insurance agent or any other professional use.

**CENTURY 21**

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**800.451.8055**

**PROPERTY TYPE:** Commercial - Office

**MLS STATUS:** Active

**MLS:** 5544680

**YEAR BUILT:** 2015

**COUNTY:** Travis

**TRACT OR SUBDIVISION:** Frontier Village Sec 03

**LIST DATE:** 06/18/2025

**AREA:** 10N

**SQUARE FEET:** 3,636

**TOTAL BEDS:**

**FULL BATHS:**

**HALF BATHS:**

**ACRES:** 0.17

**LOT SIZE (SQFT):** 7,501

## INTERIOR FEATURES

### FLOOR COVERINGS:

- Carpet
- Concrete

## EXTERIOR FEATURES

### PARKING:

- Concrete

### LOT DESCRIPTION:

- Flat

### YARD/GROUNDS:

- Sprinkler/Irrigation

### SIDING:

- Frame
- Metal Siding
- Vinyl Siding

### FOUNDATION:

- Slab

## UTILITIES

### HEATING/COOLING:

- Central

### UTILITIES:

- Cable Available
- Cable Connected
- Electricity Connected
- High Speed Internet Available
- Phone Connected
- Sewer Connected
- Underground Utilities
- Water Connected

## ADDITIONAL PROPERTY DETAILS

**LISTED BY:** Chris Oddo

**PHONE:** 512.736.5933

**BROKERED BY:** Chris Oddo, Broker

century21judgefite.com

each office is independently owned and operated