

# CENTURY 21

Judge Fite Company



## 904 S KEY AVENUE

LAMPASAS, TX 76550



\$475,000



2,520 sqft

## DESCRIPTION

What a fantastic opportunity! This prime commercial building is situated in the heart of Lampasas, with high vehicle & foot traffic with visibility from 2 major HWYs (183 and 281). The 2520 sq ft space is divided into two separate lease spaces, each with its own utilities, perfect for multiple businesses or a single large operation. The property boasts a metal fence perimeter, ample parking, and an additional storage building in the back, making it an ideal location for entrepreneurs and businesses looking for a convenient and secure spot to set up shop. (more details in agent remarks)

**CENTURY 21**

Judge Fite Company

**800.451.8055**

**PROPERTY TYPE:** Commercial - Business

**MLS STATUS:** Active

**MLS:** 5898972

**YEAR BUILT:** 1960

**COUNTY:** Lampasas

**TRACT OR SUBDIVIION:** L S C 1st

**LIST DATE:** 07/24/2024

**AREA:** LP

**SQUARE FEET:** 2,520

**TOTAL BEDS:**

**FULL BATHS:**

**HALF BATHS:**

**ACRES:** 0.19

**LOT SIZE (SQFT):** 8,141

## INTERIOR FEATURES

### FLOOR COVERINGS:

- Vinyl

## EXTERIOR FEATURES

### PARKING:

- AdditionalParking
- ParkingLot

### SIDING:

- Block

## UTILITIES

### HEATING/COOLING:

- Central
- Electric

### UTILITIES:

- CableAvailable
- ElectricityConnected
- PhoneConnected
- WaterConnected

## ADDITIONAL PROPERTY DETAILS

**LISTED BY:** Lacy Davidson

**PHONE:** 512.556.9321

**BROKERED BY:** Bear Real Estate Services