

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 611 CENTRAL TEXAS EXPRESSWAY

LAMPASAS, TX 76550



\$395,000



2,454 sqft

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## DESCRIPTION

Versatile and well-maintained, this retail/office space offers a functional layout ideal for a variety of professional uses. Featuring a welcoming reception center, six private offices, two half bathrooms, a dedicated breakroom, and a spacious kitchen/conference/hospitality room with step-down access, this building is designed for productivity and comfort. Additional highlights include a copy center, file/storage room, and multiple closets for extra storage. The space is finished with painted wood walls and sheetrock, crown molding, 9-foot ceilings (except in the breakroom), ceiling fans, updated lighting, and AT&T Fiber Internet. Recent updates include fresh interior paint, updated light fixtures, and new flooring throughout. With four separate entrances and central electric heat and air, this property is move-in ready and primed for business.

**PROPERTY TYPE:** Commercial - Office  
**MLS STATUS:** Active  
**MLS:** 6260562  
**YEAR BUILT:** 1990  
**COUNTY:** Lampasas  
**TRACT OR SUBDIVIION:** None  
**LIST DATE:** 07/04/2025

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**800.451.8055**

**AREA:** LP  
**SQUARE FEET:** 2,454  
**TOTAL BEDS:**  
**FULL BATHS:**  
**HALF BATHS:**  
**ACRES:** 0.31  
**LOT SIZE (SQFT):** 13,503

## INTERIOR FEATURES

### KITCHEN:

- None

### FLOOR COVERINGS:

- Laminate
- Vinyl

## EXTERIOR FEATURES

### PARKING:

- Asphalt
- Gravel

### SIDING:

- Frame
- WoodSiding

## UTILITIES

### HEATING/COOLING:

- Central
- Electric

### UTILITIES:

- ElectricityConnected
- NaturalGasAvailable
- SewerConnected
- WaterConnected
- FiberOpticAvailable

## ADDITIONAL PROPERTY DETAILS

**LISTED BY:** Ronald Kuker

**PHONE:** 512.556.4600

**BROKERED BY:** The Kuker Company