

CENTURY 21

Judge Fite Company



1107 W 45TH STREET W

AUSTIN, TX 78756



\$699,000



1,480 sqft

DESCRIPTION

Located in the vibrant heart of Austin, this 1,480 sqft commercial property offers an exceptional blend of character and functionality. The building showcases hardwood floors throughout, creating a warm and professional atmosphere that's perfect for businesses seeking a space with personality. The property features high ceilings that enhance the sense of openness, while the standing seam metal roof provides both durability and architectural interest. Old school character defines every corner of this unique office building, making it an ideal choice for companies wanting to make a memorable impression on clients and visitors. Amenities include off-street parking, eliminating the daily hassle of finding street parking in this bustling area. The building is zoned Local Office, providing flexibility for various professional uses while maintaining the neighborhood's commercial character. The surrounding area offers excellent convenience and accessibility. Natural Grocers is located nearby, making it easy for staff to grab lunch or run errands during the workday. The neighborhood maintains a perfect balance of professional atmosphere and community charm. This property sits directly across from the Texas School for the Blind, placing it in a well-established institutional corridor that demonstrates the area's commitment to serving the community. The location provides excellent visibility and foot traffic while maintaining the professional standards expected in this respected part of Austin. For businesses seeking a commercial space that combines historic charm with modern functionality, this property delivers an unmatched opportunity to establish operations in one of Austin's most character-rich neighborhoods.

PROPERTY TYPE: Commercial - Office
MLS STATUS: Active
MLS: 8014291
YEAR BUILT: 1947
COUNTY: Travis
TRACT OR SUBDIVIION: Alta Vista
LIST DATE: 12/12/2025

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800.451.8055

AREA: 4
SQUARE FEET: 1,480
TOTAL BEDS:
FULL BATHS:
HALF BATHS:
ACRES: 0.14
LOT SIZE (SQFT): 6,011

INTERIOR FEATURES

KITCHEN:

- None

FLOOR COVERINGS:

- Carpet
- Tile
- Wood

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

PARKING:

- OnSite

SIDING:

- VinylSiding

FOUNDATION:

- PillarPostPier

UTILITIES

HEATING/COOLING:

- Central

UTILITIES:

- ElectricityConnected
- PhoneConnected
- SewerConnected
- WaterConnected

LISTED BY: Shannon James

PHONE: 512.969.7097

ADDITIONAL PROPERTY DETAILS

BROKERED BY: Keller Williams Realty

century21judgefite.com

each office is independently owned and operated