

# CENTURY 21<sup>®</sup>

Judge Fite Company



**1512 W KOENIG LANE**  
AUSTIN, TX 78756



\$649,000



900 sqft

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## DESCRIPTION

Recently remodeled in 2024–2025, this versatile property offers the perfect opportunity for your small business. Originally a residential home, it has been thoughtfully converted for commercial use and is zoned LO-MU-NP—ideal for a variety of office or mixed-use purposes. High-visibility location with steady road traffic ensures excellent exposure. The property includes a concrete driveway, multiple parking spaces, and a fire hydrant conveniently located at the street. Turnkey and ready for its next occupant—bring your business vision to life in this freshly updated space!

**PROPERTY TYPE:** Commercial - Office  
**MLS STATUS:** Active  
**MLS:** 9189720  
**YEAR BUILT:** 1952  
**COUNTY:** Travis  
**TRACT OR SUBDIVIION:** Violet Crown Heights Sec 2 Residence  
**LIST DATE:** 07/12/2025

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**800.451.8055**

**AREA:** 2  
**SQUARE FEET:** 900  
**TOTAL BEDS:**  
**FULL BATHS:**  
**HALF BATHS:**  
**ACRES:** 0.18  
**LOT SIZE (SQFT):** 7,823

## INTERIOR FEATURES

### KITCHEN:

- None

### FLOOR COVERINGS:

- Tile
- Wood

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### PARKING:

- Driveway
- OnSite
- OffStreet
- ParkingLot

### SIDING:

- SeeRemarks

## UTILITIES

### HEATING/COOLING:

- Central

### UTILITIES:

- ElectricityConnected
- SewerConnected
- WaterConnected

## ADDITIONAL PROPERTY DETAILS

**LISTED BY:** Tiffany Stuart

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**BROKERED BY:** All City Real Estate Ltd. Co