

\$989,000 - 3700 N Interstate Hwy 35 Highway, Austin

MLS® #1792378

\$989,000

0 Bedroom, 0.00 Bathroom,
Commercial Sale on 0 Acres

Johnsons L C Resub, Austin, TX

Great visibility and lots of traffic. Easy to find for clients. Great Signage, too! Office Building nicely finished for office use that can easily be used as two offices with separate entrance doors. Recently renovated in 2017.

3 parking spaces up front with 7+/- more parking spaces behind building. A third entrance at rear of building.

Potential redevelopment? City says height limitation for building is 50 Feet +/-, Sign height limitation 35 Feet +/- and Sign size about 30 Sq Feet +/- . Tenant has stated they can vacate sooner than lease expiration date. All information provided is deemed reliable, but buyer must verify.

Built in 1959

Essential Information

MLS® #	1792378
Price	\$989,000
Bathrooms	0.00
Acres	0.11
Year Built	1959
Type	Commercial Sale
Sub-Type	Office
Status	Active

Community Information

Address	3700 N Interstate Hwy 35 Highway
Area	UT



Subdivision	Johnsons L C Resub
City	Austin
County	Travis
State	TX
Zip Code	78705

Amenities

Utilities	Above Ground Utilities, Natural Gas Connected, Phone Connected, Sewer Connected, Water Connected
Features	Sidewalks
Parking	Asphalt, Concrete, On Site, Paved, Parking Lot

Interior

Heating	Central
---------	---------

Exterior

Lot Description	Level
Construction	Brick Veneer, Glass, Stone, Stone Veneer, See Remarks
Foundation	Slab

Additional Information

Date Listed	September 24th, 2020
Days on Market	74
Zoning	CS-MU-NP

Property Listed by: Sky RealtyThe information being provided is for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. Based on information from the Austin Board of REALTORS® (alternatively, from ACTRIS) from December 5th, 2020 at 4:46am CST. Neither the Board nor ACTRIS guarantees or is in any way responsible for its accuracy. The Austin Board of REALTORS®, ACTRIS and their affiliates provide the MLS and all content therein "AS IS" and without any warranty, express or implied. Data maintained by the Board or ACTRIS may not reflect all real estate activity in the market. All information provided is deemed reliable but is not guaranteed and should be independently verified.