

\$2,350,000 - 1823 Fortview Rd, Austin

MLS® #2665574

\$2,350,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.51 Acres

Isaac Decker League, Austin, TX

Conveniently located in 78704, this stand-alone office building is easily accessible from Lamar, Ben White & Menchaca. As currently configured, the 8,252 square feet (per TCAD) building features 16 office suites which are leased on a triple net basis. A handful of tenants are on "month-to-month" lease terms, which uniquely positions this property for an owner / occupant to acquire and absorb most of the square footage quickly (longest lease term goes through 4/30/25).

The 0.509-acre site features Limited Office (LO) Zoning per City of Austin's Zoning Profile GIS. Parking lot features 28 spaces + 1 handicap which equates to approximately 1:300 parking ratio. Solar panels installed on the roof offset electricity demand. Google Fiber provides data service to the building. Most HVAC units have been replaced over the past decade and have serviced the property's needs adequately. Since 2019, Seller has made various improvements to the property which include exterior & interior painting, bathroom renovations, lighting upgrades, driveway repair, flooring updates (LVT, tile & carpet), awning replacement, new water fountains, and miscellaneous landscaping needs.

Built in 1985

Essential Information



MLS® #	2665574
Price	\$2,350,000
Bathrooms	0.00
Acres	0.51
Year Built	1985
Type	Commercial
Sub-Type	Office
Status	Active

Community Information

Address	1823 Fortview Rd
Area	6
Subdivision	Isaac Decker League
City	Austin
County	Travis
State	TX
Zip Code	78704

Amenities

Utilities	Electricity Connected, Fiber Optic Available, Sewer Connected, Water Connected
Parking	Concrete

Interior

Interior	Carpet, Laminate, Tile
Heating	Central

Exterior

Construction	Brick
Foundation	Slab

Additional Information

Date Listed	June 23rd, 2025
Days on Website	118
Zoning	LO

Property Listed by: Trevor Benz DickensThe 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 October 19th, 2025 at 12:01pm CDT. 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

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