

# \$1,650,000 - 4510 Terry O Ln, Austin

MLS® #4921728

**\$1,650,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 3.06 Acres

Station St. Elmo, Austin, TX

Seize the chance to establish your business in the vibrant Station St. Elmo, nestled in the heart of the thriving St. Elmo District. This 6,300 sqft commercial space offers unparalleled potential, with floor-to-ceiling wrap-around windows providing abundant natural light and excellent visibility in this bustling neighborhood. Located just steps away from the popular bar district "The Yard", this prime spot is perfect for a grocer or retail concept looking to tap into the high traffic and energy of the area.

The space does have the ability to have a grease trap and ventilation.

With significant ongoing development, this space offers early movers a strategic advantage in a neighborhood rapidly becoming a hub of activity. The property is also subdividable, offering flexibility to tailor the layout to your specific needs. Make your mark in one of the city's most exciting up-and-coming districts!

Built in 2024

## Essential Information

MLS® #	4921728
Price	\$1,650,000
Bathrooms	0.00
Acres	3.06
Year Built	2024



Type	Commercial
Sub-Type	Mixed Use
Status	Active

### **Water Feature/View**

View	None
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### **Community Information**

Address	4510 Terry O Ln
Area	10N
Subdivision	Station St. Elmo
City	Austin
County	Travis
State	TX
Zip Code	78745

### **Amenities**

Utilities	Water Connected, Fiber Optic Available, Natural Gas Connected, Sewer Connected
Features	Curbs, Gutter(s)
Parking	Assigned, Concrete, Garage, Parking Lot

### **Interior**

Interior	Concrete
Heating	Heat Pump

### **Exterior**

Construction	Brick, Concrete, Glass
Foundation	Slab

### **Additional Information**

Date Listed	September 15th, 2024
Days on Website	354
Days on Market	225

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