

# \$2,490,000 - 1810 W 35th St, Austin

MLS® #7010324

**\$2,490,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.11 Acres

Oakmont Heights, Austin, TX

Prime LR-Zoned Property: Where Character Meets Commercial Opportunity!  
In Austin's competitive commercial landscape, finding a property with both distinctive character and zoning flexibility is rare. Fleur de Lis Austin delivers both in a three-story building set back from W 35th Street, offering accessibility with privacy. Neighborhood Commercial zoning supports remarkable versatility: professional offices, art galleries, restaurants (up to 4,000 sq ft), retail, medical offices, bed & breakfast operations, and cultural services. No HOA, meaning true freedom to execute your vision. French wood paneling, custom french display windows, crown-molded ceilings, labradorite countertops, Old World arched windows and doors create an atmosphere that sets this space apart immediately. The show-stopping imported leaded glass window creates prismatic light displays throughout the day, unforgettable for clients and customers. The chef-quality kitchen with Viking appliances could anchor a restaurant concept, while multiple flexible spaces accommodate offices, retail, or galleries. The rooftop suite with downtown views offers premium space for executive offices or client meetings. The courtyard pool area is perfect for hospitality concepts or unique client entertainment. Oakmont Heights provides established neighborhood charm with easy access to downtown Austin, Lake Austin, and major corridors. A two-car garage with alley access



plus 3 additional paved onsite parking spaces with potential of up to 9 spaces ensures convenient logistics, privacy and storage. Whether envisioning a boutique consultancy, art studio, or hospitality venture, this property offers the rare combination of distinctive character and commercial flexibility that Austin entrepreneurs seek.

Built in 1968

**Essential Information**

MLS® #	7010324
Price	\$2,490,000
Bathrooms	0.00
Acres	0.11
Year Built	1968
Type	Commercial
Sub-Type	Mixed Use
Status	Active

**Water Feature/View**

View	CityLights, City, Hills, Neighborhood
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**Community Information**

Address	1810 W 35th St
Area	4
Subdivision	Oakmont Heights
City	Austin
County	Travis
State	TX
Zip Code	78703

**Amenities**

Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Sewer Connected, Underground Utilities, Water Connected, Fiber Optic Available
Features	Fitness Center
Parking	Additional Parking, Alley Access, Attached, Covered, Door-Multi, Direct Access, Deeded, Garage, Guest, Inside Entrance, Kitchen Level,

Garages	Lighted, Paved, Parking Pad, Garage Faces Rear, Side By Side, On Site Garage Door Opener
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### **Interior**

Interior	Marble, Tile, Wood
Heating	Central, Electric

### **Exterior**

Lot Description	Flat
Construction	Frame, Stucco
Foundation	Slab

### **Additional Information**

Date Listed	March 19th, 2025
Days on Website	206
Days on Market	152
Zoning	LR - Neighborhood Commerc

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