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

MLS® #7010324

\$2,490,000

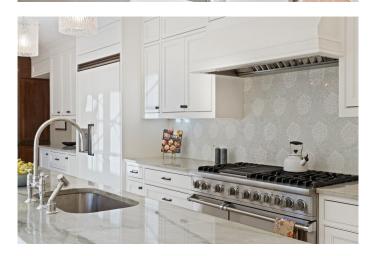
0 Bedroom, 0.00 Bathroom, Commercial on 0.11 Acres

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

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,

Lighted, Paved, Parking Pad, Garage Faces Rear, Side By Side, On Site

Garages Garage Door Opener

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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