

# \$3,599,999 - 2318 Morelos Street, Austin

MLS® #7853306

**\$3,599,999**

0 Bedroom, 0.00 Bathroom,  
Commercial Sale on 0.17 Acres

Lincoln Place, Austin, TX

Seller Financing Available at 5%. This sophisticated design offers luxury finishes both inside and out that not only look great, but they also function well. Located 3/4 of a mile east of downtown and 3 blocks from the train station, your team can easily walk, ride, drive, or bike to the office (there is even a beautiful shower on property). Great location, visibility, and 14 full size parking spaces all of which are on-site. CO issued 8/23/2024 - Const. completion 1/2025

It's set up perfect for a single tenant with 15-25 employees, but will accommodate multiple tenants with the second floor having its own bathroom, HVAC, thermostats, and electrical panel. No details were overlooked - There will never be a need for exterior paint since 100% of it is metal, including the cladding that looks like wood. 5/8" sheathing & roof decking was used for rigidity & to minimize hail damage. The midfloor trusses span the entire width of the building allowing for the removal of 95% of the downstairs walls. The foundation was built with steel rebar vs. cables allowing you to add/move plumbing if ever desired. 5.5" of foam fills exterior walls & 8" covers the roof deck (code is 7"). The foam insulation coupled with the variable speed heat pumps will keep your electric bill very low. The AC's were accidentally ran at 68 degrees 24/7 from May to June & the electric bill was \$198. (Electric bill shown in photos)



Quality finishes include - The parking lot was built with 5" of steel reinforced concrete, no asphalt / Freeze resistant hose bibs / Italian marble counters & floors / 10' high stone backsplash / solid 3/4" custom built cabinetry / all interior walls are insulated / windows & doors are argon filled / foil backed cork ceiling coverings / LED strip lights in the level 5 drywall / speakers throughout, audio equipment, patch panels, wireless access points & cameras that will track / 9" white oak looking waterproof LVP / gas tankless H2O heater with recirculating pump & more.

Built in 2024

### **Essential Information**

MLS® #	7853306
Price	\$3,599,999
Bathrooms	0.00
Acres	0.17
Year Built	2024
Type	Commercial Sale
Sub-Type	Office
Status	Active

### **Community Information**

Address	2318 Morelos Street
Area	5
Subdivision	Lincoln Place
City	Austin
County	Travis
State	TX
Zip Code	78702

### **Amenities**

Utilities	Cable Available, Electricity Connected, Fiber Optic Available, High Speed Internet Available, Natural Gas Connected, Phone Available, Sewer Connected, Underground Utilities, Water Connected
Features	Curbs, Gutter(s)

Parking Carport, Concrete, Covered  
View Garden, Neighborhood

### **Interior**

Interior Carpet, Marble, Vinyl  
Heating ENERGY STAR Qualified Equipment, Exhaust Fan, Heat Pump, Hot Water, Humidity Control, Natural Gas, Zoned

### **Exterior**

Exterior Features Sprinkler/Irrigation  
Construction Concrete, Frame, Glass, Metal Siding, Spray Foam Insulation  
Foundation Slab

### **Additional Information**

Date Listed August 4th, 2023  
Days on Market 530  
Zoning CS/CO/MU/NP/SF-3

### **Listing Details**

Listing Office Horizon Realty

Property Listed by: Horizon Realty  
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