

\$2,000,000 - 204 W Windcrest Drive, Fredericksburg

MLS® #1865013

\$2,000,000

Bedroom, Bathroom,
Commercial on 0.88 Acres

N/A, Fredericksburg, TX

Prime Medical Office Space Across from Hospital. 7,144 SF Building on C-1 Zoned Lot. Exceptional opportunity to own a strategically located medical office building directly across the street from the Methodist Hospital Hill Country. Situated on a large 38,332 SF C-1 zoned lot, the 7,144 SF building is ideal for a wide range of commercial uses, with a current lay-out perfectly suited for medical or healthcare-related services. The well-maintained building features 9 exam rooms, 3 private offices, large reception and waiting area, 3 half bathrooms, break room, file rooms, nurses station and ample storage just on the first floor. The second story offers another large office, storage, full bathroom, laundry room and kitchenette, offering a turnkey solution for medical practitioners or healthcare organizations. There is a paved parking lot in the front for patients and covered parking in the back for employees.

Built in 1988

Essential Information

MLS® #	1865013
Price	\$2,000,000
Acres	0.88
Year Built	1988
Type	Commercial
Sub-Type	Office/Medical/Prof Bldg
Status	Active



Community Information

Address	204 W Windcrest Drive
Area	3100
Subdivision	N/A
City	Fredericksburg
County	Gillespie
State	TX
Zip Code	78624

Amenities

Utilities	Electricity, Gas, Water, Telephone, Sewer
Parking Spaces	10

Interior

Heating	Central
Cooling	Central
# of Stories	2.0
Stories	2

Exterior

Roof	Metal
Construction	Wood, Stone
Foundation	Slab

School Information

District	Fredericksburg
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Additional Information

Date Listed	May 8th, 2025
Days on Market	175
Zoning	C-1

Listing Details

Listing Agent	Clayton Sears
Listing Office	Real Estate Advisory Team, LLC

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