

CENTURY 21[®]

Judge Fite Company



604 FLETCHER STREET

AUSTIN, TX 78704



\$1,999,050



1 acres

DESCRIPTION

Lot is Almost 8000 sq ft and is currently zoned CS-NP; adjoining 1 available lots, and 1 recent sold on the corner of South First and Fletcher listed by a different Brokerage (see MLS 5656371 and MLS 4951300) Current improvements include a 2001 owner occupied duplex... an older structure with a 1 car garage and large storage room/shop... The Duplex is constructed with steel stud interior framing, 100% masonry Hardie panel siding, & a 26 Ga. Galvalume A panel metal roof. 2-2 1200 square feet up and down with 2400 sqft total. Specifications and Home Improvements are in attached documents. Rents could be \$5k-\$7k per month... Or use as multigenerational home as Current owner does. Eventual land use May be as part of a commercial project with adjoining commercially zoned lots. Do not disturb occupants. Strict appointment with agent.

PROPERTY TYPE: Land - UnimprovedLand

MLS STATUS: Active

MLS: 3885182

YEAR BUILT:

COUNTY: Travis

TRACT OR SUBDIVIION: Faulk Henry

LIST DATE: 03/21/2022

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800.451.8055

AREA: 6

SQUARE FEET:

TOTAL BEDS:

FULL BATHS:

HALF BATHS:

ACRES: 0.18

LOT SIZE (SQFT): 7,927

EXTERIOR FEATURES

LOT DESCRIPTION:

- Level

UTILITIES

UTILITIES:

- ElectricityAvailable

ADDITIONAL PROPERTY DETAILS

COMMUNITY:

- None

LISTED BY: George Liebes

PHONE: 512.458.4449

BROKERED BY: The Caldwell Company