



2804 WEST HILL DRIVE
AUSTIN, TX 78704



\$1,275,000



3,526 sqft

DESCRIPTION

QuadPlex in Barton Hills, located in the coveted 78704 zip code—fully occupied and primed for investment. This prime location offers walkable access to dining, retail, and the Barton Creek Greenbelt, with Barton Springs and Zilker Park just a short bike ride away. The building is condo-conversion ready, with all necessary documents prepared and ready to be recorded. Short-term rentals (STRs) are allowed within the complex, as outlined in the condo documents. Three of the units have fenced yards, while all units feature private patios, in-unit washers and dryers, and ample living space. Recent improvements include resurfaced parking, updated flooring, new HVAC systems, modernized lighting, and upgraded fencing. Owner Bills water and gas to each unit.

PROPERTY TYPE: Commercial - MultiFamily
MLS STATUS: Active
MLS: 4243090
YEAR BUILT: 1967
COUNTY: Travis
TRACT OR SUBDIVIION: Barton Village Sec 02
LIST DATE: 02/15/2025

CENTURY 21

Judge Fite Company

800.451.8055

AREA: 7
SQUARE FEET: 3,526
TOTAL BEDS:
FULL BATHS:
HALF BATHS:
ACRES: 0.21
LOT SIZE (SQFT): 9,278

INTERIOR FEATURES

KITCHEN:

- None

FLOOR COVERINGS:

- Tile
- Vinyl

EXTERIOR FEATURES

PARKING:

- Assigned
- OffStreet
- ParkingLot

SIDING:

- BrickVeneer

FOUNDATION:

- Slab

UTILITIES

HEATING/COOLING:

- Central
- NaturalGas

UTILITIES:

- CableAvailable
- ElectricityConnected
- NaturalGasConnected
- PhoneAvailable
- SewerConnected
- WaterConnected

ADDITIONAL PROPERTY DETAILS

LISTED BY: Jeremy Smith

PHONE: 512.658.9444

BROKERED BY: Waterloo Realty, LLC

century21judgefite.com

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