



## 3105 MENCHACA

AUSTIN, TX 78704



\$1,149,900



2,254 sqft

## DESCRIPTION

Stand Alone Office currently has a Hair Salon, Apartment Locator, and 1 Bedroom Small Apartment. This is a once in a lifetime opportunity to acquire PRIME REAL ESTATE in Central Austin 78704. Endless possibilities! Flexible Commercial/Residential Zoning. 'Offering Memorandum' Attached. Close to S. Lamar, Hwy 290, Mopac! Zoned LO. This unique property is an investors dream - commercial space off a prime Menchaca location which makes for a great live & workspace. This can be a lucrative opportunity with ample walkable and bikeable destinations. Property is well cared for and ready for an established or start-up business. Must call Agent for showing. Please do not walk property without alerting the Listing Agent.

**PROPERTY TYPE:** Commercial - Business  
**MLS STATUS:** Active  
**MLS:** 6720655  
**YEAR BUILT:** 1965  
**COUNTY:** Travis  
**TRACT OR SUBDIVIION:** South Lamar  
**LIST DATE:** 09/15/2024

**CENTURY 21**

Judge Fite Company

**800.451.8055**

**AREA:** 6  
**SQUARE FEET:** 2,254  
**TOTAL BEDS:**  
**FULL BATHS:**  
**HALF BATHS:**  
**ACRES:** 0.2  
**LOT SIZE (SQFT):** 8,537

## INTERIOR FEATURES

### FLOOR COVERINGS:

- Tile
- Vinyl

## EXTERIOR FEATURES

### PARKING:

- OnSite
- OffStreet

### SIDING:

- HardiplankType
- Stone

## UTILITIES

### HEATING/COOLING:

- Central

### UTILITIES:

- CableAvailable
- ElectricityConnected
- NaturalGasConnected
- HighSpeedInternetAvailable
- WaterConnected

## ADDITIONAL PROPERTY DETAILS

**LISTED BY:** Andy Patlan

**PHONE:** 512.784.0048

**BROKERED BY:** TEAM ELITE GROUP