

# CENTURY 21

Judge Fite Company



## 2841 SAN GABRIEL STREET

AUSTIN, TX 78705



\$1,895,000



4,464 sqft



beds



baths

## DESCRIPTION

Turnkey West Campus / UT Austin student-housing duplex approx. 0.7 miles to campus, rare, purpose-built 2-unit asset with strong in-place performance. Two identical units, each 4 bed / 4 bath (total 8 bed / 8 bath) across 4,464 SF. Current in-place rent totals approx. \$12,246/m (\$146,952/yr gross scheduled rent). All 8 bedrooms are leased through 8/1/2027. Tenants pay all utilities. Recent capital improvement includes a new HVAC system (\$11,400) supporting a more turnkey hold. Designed for today's student lifestyle with private ensuite bedrooms, open-concept kitchen/living, durable finishes, in-unit laundry, off-street parking, and shared outdoor space. Proven occupancy and consistent rent growth in one of Austin's highest-demand rental pockets. See MLS supplements / contact agent for investor package.

**PROPERTY TYPE:** Multifamily - Duplex  
**MLS STATUS:** Active  
**MLS:** 7211088  
**YEAR BUILT:** 1961  
**COUNTY:** Travis  
**TRACT OR SUBDIVIION:** Byrnes James  
**LIST DATE:** 02/09/2026

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**800.451.8055**

**AREA:** UT  
**SQUARE FEET:** 4,464  
**TOTAL BEDS:**  
**FULL BATHS:**  
**HALF BATHS:**  
**ACRES:** 0.15  
**LOT SIZE (SQFT):** 6,451

## INTERIOR FEATURES

### KITCHEN:

- None

### FLOOR COVERINGS:

- Laminate
- Tile
- Wood

### APPLIANCES:

- Dryer
- Dishwasher
- ElectricRange
- Disposal
- Microwave
- Refrigerator
- Washer

## EXTERIOR FEATURES

### PARKING:

- Covered
- Paved

### LOT DESCRIPTION:

- CityLot
- FrontYard
- NearPublicTransit

### ROOF TYPE:

- Metal

### YARD/GROUNDS:

- None

### SIDING:

- HardiplankType

### FOUNDATION:

- Slab

### FENCING:

- None

## UTILITIES

### HEATING/COOLING:

- Central

### UTILITIES:

- ElectricityConnected
- SewerConnected
- WaterConnected

## ADDITIONAL PROPERTY DETAILS

### AMENITIES:

- CeilingFans
- EatInKitchen
- GraniteCounters
- Pantry

### COMMUNITY:

- None
- 

**LISTED BY:** Helen Robinson

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**BROKERED BY:** eXp Realty, LLC