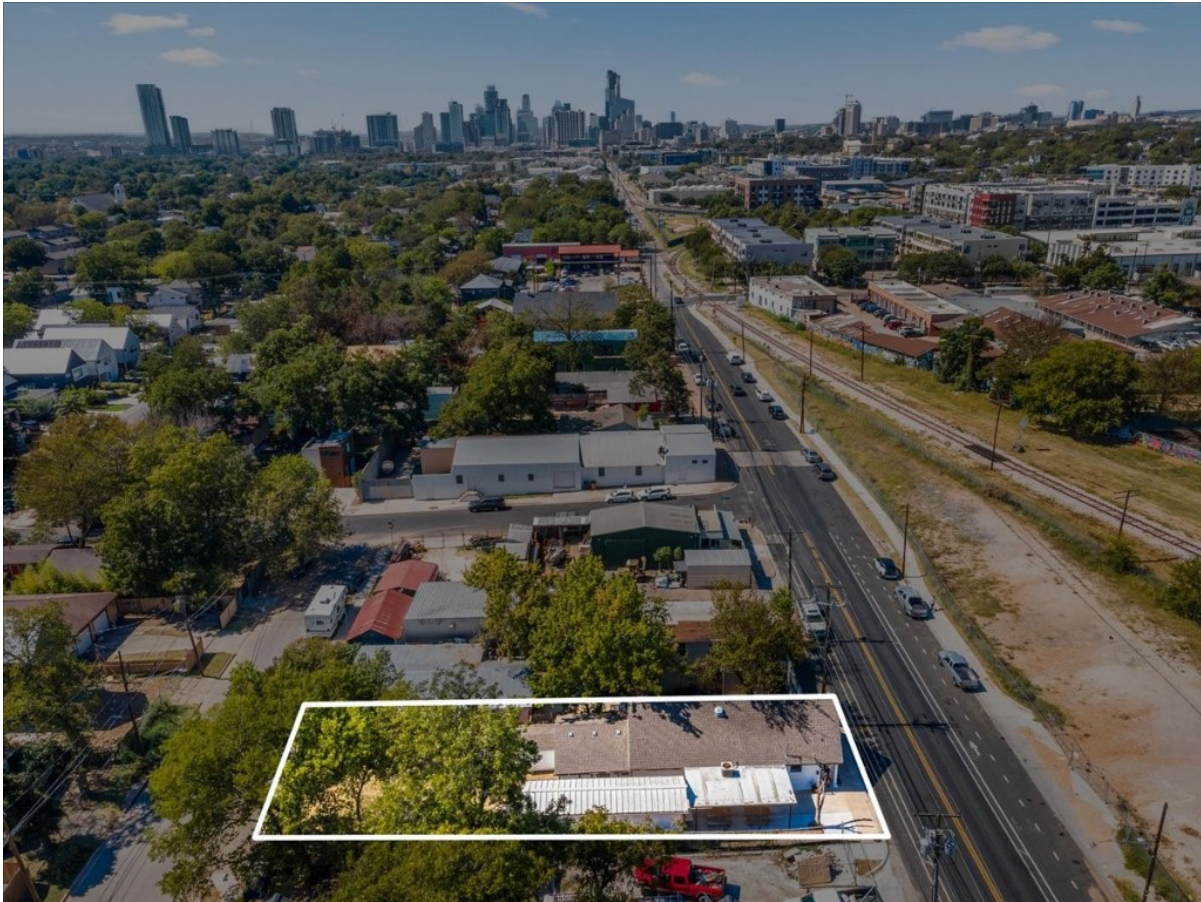


# CENTURY 21

Judge Fite Company



## 2607 E 5TH STREET

AUSTIN, TX 78702



\$829,732



2,348 sqft

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## DESCRIPTION

2606 Santa Rosa St included: COMMERCIAL/RESIDENTIAL- This unique property offering encompasses two adjacent lots strategically situated in one of Austin's most vibrant neighborhoods. With a blend of commercial and residential potential, this combined listing presents an exceptional opportunity for investors, developers, or business owners looking to capitalize on Austin's thriving real estate market.

**\*\*Investment Highlights:\*\*** - Both properties are located in a rapidly developing area with increasing demand for mixed-use spaces. - Opportunity to create a synergistic environment by combining commercial and residential sectors. - Close to major highways and public transportation, ensuring easy access for customers and residents alike. - A short distance from downtown Austin, providing additional appeal to businesses seeking to attract urban clientele. Don't miss your chance to acquire this versatile property package that effortlessly merges commercial potential with desirable residential living. Whether you're looking to expand your investment portfolio or open a new venture in the heart of Austin, these properties offer unmatched opportunities in a dynamic market.

**PROPERTY TYPE:** Commercial - Business

**MLS STATUS:** Active

**MLS:** 8262490

**YEAR BUILT:** 1945

**COUNTY:** Travis

**TRACT OR SUBDIVIION:** Chernosky M E

**LIST DATE:** 01/08/2025

**CENTURY 21**

Judge Fite Company

**800.451.8055**

**AREA:** 5

**SQUARE FEET:** 2,348

**TOTAL BEDS:**

**FULL BATHS:**

**HALF BATHS:**

**ACRES:** 0.12

**LOT SIZE (SQFT):** 5,366

## INTERIOR FEATURES

### KITCHEN:

- None

### FLOOR COVERINGS:

- Carpet
- Laminate

## EXTERIOR FEATURES

### PARKING:

- Asphalt
- Concrete

### FOUNDATION:

- Slab

## UTILITIES

### HEATING/COOLING:

- Central

### UTILITIES:

- CableAvailable
- ElectricityAvailable
- FiberOpticAvailable
- NaturalGasAvailable
- SewerAvailable
- WaterAvailable

## ADDITIONAL PROPERTY DETAILS

**LISTED BY:** Heath Griffing

**PHONE:** 512.931.9223

**BROKERED BY:** 2TX Realty

century21judgefite.com

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