

# CENTURY 21<sup>®</sup>

Judge Fite Company



4361 S CONGRESS AVENUE UNIT 103

AUSTIN, TX 78745



\$475,000



962 sqft

## DESCRIPTION

\*\*\*SoCo Turn-Key Salon Opportunity Street-Level One-Story Two Assigned Gated Parking Spaces High-Visibility Retail / Rare Live-Work Space\*\*\* Positioned along South Congress at 4361 S Congress Ave #103. This 962 square foot, street-level, one-story commercial live/work space offers excellent visibility, strong daily traffic and a highly flexible layout ideal for a salon, studio, wellness concept, showroom, boutique or creative office. \*\*\*Turn-Key Salon Buildout\*\*\* The space is currently built out and operating as a salon, making it a true turn-key opportunity for a similar user. The existing operator has invested significantly in permitting and improvements and may be open to conveying select fixtures and equipment to a new occupant, creating the potential for a faster and more cost-effective launch. For non-salon users, the layout and infrastructure also translate well to a wide range of retail and service-based concepts. \*\*\*Storefront & Interior\*\*\* Features include floor-to-ceiling storefront glass, dedicated customer-facing entrance, bright open interior, full kitchen, bathroom and in-unit laundry. \*\*\*Parking\*\*\* Two assigned, gated parking spaces convey with the property, a valuable and increasingly rare feature along South Congress.

\*\*\*Location\*\*\* Located in a dense and growing stretch of South Congress with strong surrounding residential and retail activity and proximity to St. Elmo, downtown Austin and major employment centers. \*\*\*Offering\*\*\* Available for sale or for lease. Ideal for an owner-user, operator or investor seeking a high-visibility, adaptable space in one of Austin's most active commercial corridors.

**PROPERTY TYPE:** Commercial - Retail

**MLS STATUS:** Active

**MLS:** 9496607

**YEAR BUILT:** 2016

**COUNTY:** Travis

**TRACT OR SUBDIVIION:** Public Condos Bldg 1

**LIST DATE:** 03/19/2026

**CENTURY 21**

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**800.451.8055**

**AREA:** 10N

**SQUARE FEET:** 962

**TOTAL BEDS:**

**FULL BATHS:**

**HALF BATHS:**

**ACRES:** 0.01

**LOT SIZE (SQFT):** 618

## INTERIOR FEATURES

### FLOOR COVERINGS:

- Wood

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### PARKING:

- AdditionalParking
- Covered
- Gated
- OffStreet

### SIDING:

- Concrete

## UTILITIES

### HEATING/COOLING:

- Central

### UTILITIES:

- ElectricityAvailable
- FiberOpticAvailable
- SewerConnected
- WaterConnected

**LISTED BY:** Bryan Cady

**PHONE:** 512.222.3364

## ADDITIONAL PROPERTY DETAILS

**BROKERED BY:** DEN Property Group

### COMMUNITY:

- FitnessCenter

century21judgefite.com

each office is independently owned and operated