

\$1,600,000 - 1306 E Cesar Chavez Street, Austin

MLS® #1180904

\$1,600,000

7 Bedroom, 4.00 Bathroom, 3,890 sqft
Residential on 0.15 Acres

Core, Austin, TX

Rare opportunity to have the live, work, play experience less than a mile from Austin's downtown entertainment and business districts. Commercial Zoned (CS) well maintained, residential buildings (2) and work shop have potential to serve multiple purposes. 5 bedrooms/ 2 baths in the main house (1890 sqft) and 2 bedrooms/2 baths with kitchens in the 2000 sqft work shop with alley access, the property offers ultimate flexibility for business owners to operate a variety of businesses including food services, hospitality, retail, multifamily, etc., while also serving as a primary residence. The property has a total of 7 bedrooms and 4 baths. The previous owner operated one of Austin's largest pedicab businesses out of the back building for several years (Austin Pedicab) before remodeling a large portion to provide more livable space for AirBnB and which proved to be extremely profitable pre-Covid with a capacity of 10+ guests generating excess of 5k some months. The back building was built in 2004 with solid constructions and triple reinforced ceilings to support a 600+lb commercial design printer and an upstairs apartment. Utilities are on site and connected in both buildings with public electric, water and sewer. Gas is onsite but not connected. The property has been well maintained and enhanced and has been thoroughly inspected by licensed professionals with no major structural or mechanical issues found. With it's stellar growth and transformation, Austin, TX



has become a national darling and highly sought after by everything from global tech giants (Tesla, Apple, Oracle, etc) to mainstream entertainers and professional athletes and everything in between. This gem is located in the middle of the downtown action and is surrounded by thriving businesses that compliment and provide walkable access to downtown for work, entertainment, recreation and restaurants. This property is ready to go, no renovations needed. It will go fast. Thank me later.

Built in 1920

Essential Information

ListingFeed	abor_vow
MLS® #	1180904
List Price	\$1,600,000
Sale Price	\$1,400,000
Sale Date	September 23rd, 2021
Bedrooms	7
Bathrooms	4.00
Full Baths	4
Square Footage	3,890
Acres	0.15
Year Built	1920
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	1306 E Cesar Chavez Street
Subdivision	Core
City	Austin
County	Travis
State	TX
Zip Code	78702

Amenities

Utilities	Cable Available, Cable Connected, Electricity Connected, Natural Gas Available, High Speed Internet Available, Phone Available, Sewer Connected, Water Connected
Features	See Remarks
Parking	Alley Access, Concrete, Driveway
# of Garages	1
View	None
Waterfront	None

Interior

Interior	Bamboo, Carpet, Concrete, Wood
Appliances	See Remarks
Heating	Central
Cooling	Central Air, See Remarks, Wall/Window Unit(s)
# of Stories	2
Stories	Two

Exterior

Exterior Features	Private Yard, See Remarks
Lot Description	Alley, Front Yard, Near Public Transit
Windows	See Remarks
Roof	Shingle
Construction	Wood Siding
Foundation	Pillar/Post/Pier, Raised

School Information

District	Austin ISD
Elementary	Sanchez
Middle	Martin
High	Austin