

# \$2,695,000 - 1305 Lorrain Street, Austin

MLS® #3537370

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## \$2,695,000

0 Bedroom, 0.00 Bathroom, 6,246 sqft  
Residential Income on 0.46 Acres

Enfield A, Austin, TX

Significant price reduction. Outstanding .46 acre buyer opportunity in the heart of Clarksville. Live in the main home or one of the duplex units, and enjoy rental income from all other units on the property. If you have a development in mind, MF-3 Zoning is in place with endless possibilities. The property includes a main home with five bedrooms and three baths, plus two additional buildings that house three 2/1 duplexes and storage spaces. All units are currently leased, and all leases expire on 7/31/2021. All showings need to be directly scheduled with the listing broker. Conceptual lot layouts are attached, but the feasibility of any and all projects must be verified by your own engineer and architect. Ask listing broker about ally access agreement and mailbox access. Seller to utilize a 1031 exchange. PLEASE DO NOT DISTURB THE TENANTS! THANK YOU!



Built in 1918

## Essential Information

ListingFeed	abor_vow
MLS® #	3537370
List Price	\$2,695,000
Sale Price	\$2,550,000
Sale Date	August 13th, 2021
Bathrooms	0.00
Square Footage	6,246
Acres	0.46

Year Built	1918
Type	Residential Income
Sub-Type	Quadruplex
Status	Closed

### **Community Information**

Address	1305 Lorrain Street
Subdivision	Enfield A
City	Austin
County	Travis
State	TX
Zip Code	78703

### **Amenities**

Utilities	Electricity Available, Natural Gas Available
Features	None
Parking	None
View	None
Waterfront	None

### **Interior**

Interior	Concrete, Tile, Wood
Appliances	Range
Heating	Central
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	None
# of Stories	2
Stories	Two

### **Exterior**

Lot Description	Back Yard, Front Yard, Gentle Sloping, Interior Lot, Moderate Trees, Trees Medium Size
Windows	Screens
Roof	Composition
Construction	Frame
Foundation	Pillar/Post/Pier

### **School Information**

District	Austin ISD
Elementary	Mathews
Middle	O Henry
High	Austin