

# \$1,895,000 - 1203 E 9th Street, Austin

MLS® #4878884

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## \$1,895,000

2 Bedroom, 2.00 Bathroom, 3,068 sqft  
Residential on 0.15 Acres

Division B, Austin, TX

Don't miss this prime Downtown Austin mixed-use property located at the corner of 9th St. & Lydia St. This unique property offers the owner an option to run a business and reside in the same location. There are many possibilities to create an eclectic live/work space. Currently this is a pediatric doctor's office with a large reception area, office room and three patient meeting rooms. The residential side includes two bedrooms, living room, kitchen space and laundry room. The backyard is a private shaded courtyard with a peaceful water fountain and fenced with a sliding gate for access. Floor plan and survey available.



Built in 1948

## Essential Information

ListingFeed	abor_vow
MLS® #	4878884
List Price	\$1,895,000
Sale Price	\$1,893,100
Sale Date	September 1st, 2021
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	3,068
Acres	0.15
Year Built	1948

Type	Residential
Sub-Type	Other
Status	Closed

### **Community Information**

Address	1203 E 9th Street
Subdivision	Division B
City	Austin
County	Travis
State	TX
Zip Code	78702

### **Amenities**

Utilities	Electricity Connected, Natural Gas Connected, Phone Connected, Sewer Connected, Water Connected
Features	See Remarks
Parking	Off Street, Outside, Paved
View	None
Waterfront	None

### **Interior**

Interior	Laminate, Linoleum, Tile
Appliances	Dryer, Refrigerator, Washer
# of Stories	1
Stories	One

### **Exterior**

Lot Description	Corner Lot, Private, Trees Large Size, Trees Medium Size
Roof	Flat Tile
Construction	Stone
Foundation	Slab

### **School Information**

District	Austin ISD
Elementary	Mathews
Middle	O Henry
High	Austin