

# \$3,200,000 - 4004 Avenue C Avenue, Austin

MLS® #8088523

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## \$3,200,000

0 Bedroom, 0.00 Bathroom, 5,638 sqft  
Residential Income on 0.14 Acres

Hyde Park Add 02, Austin, TX

Be the owner of this one-of-a-kind property in Hyde Park's Historic District. Two properties sold together for a total of 8 residential units. Easy property to manage, no deferred maintenance, fully leased! Avenue C underwent a painstaking but award-winning restoration and renovation in 2019, bringing a previously run-down multi-family residence to become a show stopper of modern efficiency and design. Unit Mix: 6 one bedroom/one bathroom units and 2 two bedroom/one bathroom units. 2 ground floor units are ADA accessible. 11 total parking spaces provide at least 1 parking spot per bedroom. 2 of the spots are ADA, as well. All utilities are sub-metered for the tenant to pay individually. All units are supplied with full-sized washer and dryers, a full suite of high-end kitchen appliances, tankless water heaters and 19.5 or 20.5 SEER rated HVAC's. Tenants will delight in extra deep soaking tubs, floating vanities, vintage cabinet colors and hex tile floors, hardwood or concrete floors and tall and/or vaulted ceilings. All units deliver abundant natural light from dual paned windows and skylights. 5 of the 8 units offer tenants fenced yards. Cash flow is good with a ~11% increase in rents over first year leases. The majority of original tenants remain touting a robust 63% renewal rate. 100% occupancy. Pets are limited but deposits are hefty and pet rents are in place.

4004 AVENUE C MUST SELL

SIMULTANEOUSLY WITH 4006 AVENUE C.



LIST PRICE IS FOR BOTH PROPERTIES  
COMBINED. (MLS #8879926, #8088523)  
Gross Annual Rent ~ \$189,000  
BROCHURE ATTACHED. MORE PHOTOS,  
VIRTUAL TOUR AND FLOORPLANS ON  
PROPERTY WEBSITE.

Built in 1929

### Essential Information

ListingFeed	abor_vow
MLS® #	8088523
List Price	\$3,200,000
Sale Price	\$2,850,000
Sale Date	August 3rd, 2021
Bathrooms	0.00
Square Footage	5,638
Acres	0.14
Year Built	1929
Type	Residential Income
Sub-Type	Quadruplex
Status	Closed

### Community Information

Address	4004 Avenue C Avenue
Subdivision	Hyde Park Add 02
City	Austin
County	Travis
State	TX
Zip Code	78751

### Amenities

Utilities	Above Ground Utilities, Cable Available, Cable Connected, Electricity Connected, Natural Gas Connected, High Speed Internet Available, None, Water Connected
Features	Bicycle Storage, Community Mailbox, Curbs
Parking	Alley Access, Assigned, Concrete, Off Street, Outside
View	Neighborhood

### Interior

Interior	Concrete, Tile, Wood
Appliances	Dryer, Dishwasher, Exhaust Fan, Disposal, Gas Range, Microwave, Refrigerator, Tankless Water Heater, Washer
Heating	Central, Natural Gas
Cooling	Central Air, Ceiling Fan(s)
# of Stories	2
Stories	Two

## **Exterior**

Exterior Features	Exterior Steps, Private Yard
Lot Description	Alley, Near Golf Course, Interior Lot, Landscaped, Native Plants, Near Public Transit, Trees Large Size
Windows	Blinds, Insulated Windows, Low Emissivity Windows, Skylight(s), Wood Frames
Roof	Composition
Construction	Attic/Crawl Hatchway(s) Insulated, Board & Batten Siding, HardiPlank Type, Concrete, Spray Foam Insulation, Wood Siding
Foundation	Pillar/Post/Pier, Slab

## **School Information**

District	Austin ISD
Elementary	Lee
Middle	Kealing
High	McCallum