

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

MLS® #8364880

\$1,600,000

0 Bedroom, 0.00 Bathroom,
Commercial Sale on 0.15 Acres

Gary & Peck, 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® #	8364880
List Price	\$1,600,000
Sale Price	\$1,400,000
Sale Date	September 23rd, 2021
Bathrooms	0.00
Acres	0.15
Year Built	1920
Type	Commercial Sale
Sub-Type	Mixed Use
Status	Closed

Community Information

Address	1306 E Cesar Chavez
Subdivision	Gary & Peck
City	Austin
County	Travis
State	TX
Zip Code	78702

Amenities

Utilities	Cable Available, Electricity Connected, Fiber Optic Available, Natural Gas Available, High Speed Internet Available, Phone Available, Sewer Connected, Water Connected
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Parking Attached Carport, Alley Access, Driveway, Electric Gate, Guest, Garage
Faces Rear

Interior

Interior Bamboo, Carpet, Concrete, Wood

Heating Electric

Cooling Electric

Exterior

Exterior Features Storage

Construction Frame, HardiPlank Type, Wood Siding

Foundation Pillar/Post/Pier

Additional Information

Zoning CS - Current owner has o