

# \$1,215,000 - 2904 Pearl Street, Austin

MLS® #8653104

---

## \$1,215,000

0 Bedroom, 0.00 Bathroom, 2,892 sqft  
Residential Income on 0.19 Acres

Harpers, Austin, TX

Located in the sought-after Heritage neighborhood just blocks from UT campus, this meticulously maintained quadplex presents a lucrative investment opportunity. All four units are currently leased through 7/31/2024, showcasing a history of consistent and effortless leasing each year.

Recent substantial investments of over \$100,000 have elevated the property's value. Upgrades include a reinforced foundation with adjustable steel beams, new energy-efficient windows with lifetime warranty, and a modern sewer line equipped with a grinder pump for enhanced functionality.

The front two units showcase the original charm of the property with hardwood floors and preserved wood trim, reflecting the original architecture. In contrast, the back two units, an addition, feature vaulted ceilings that impart an open and spacious ambiance throughout.

Enjoy the abundance of natural light that bathes the entire property, creating a warm and inviting atmosphere. Ample parking is available, including front driveways, side parking, and designated spots in the back alley. A shared coin-operated laundry facility adds convenience for tenants and additional income.

Indulge in the serene outdoor spaces, with each unit boasting a covered porch area. The property is thoughtfully landscaped with privacy bamboo, a protective fence, and mature trees encircling the perimeter, providing a tranquil living environment.



With three 1/1 units and one 2/1 unit, generating a monthly income of \$6205, this quadplex is a sound investment with potential for future growth. The property is zoned MF-2 opening it up for potential future opportunities. Several tenants have already expressed interest in renewing, underlining the property's desirability and stability in the rental market. Don't miss out on this exceptional opportunity for a thriving investment property. Please DO NOT disturb the tenants.

Built in 1950

### Essential Information

ListingFeed	abor_vow
MLS® #	8653104
List Price	\$1,215,000
Sale Price	\$1,032,750
Sale Date	May 15th, 2024
Bathrooms	0.00
Square Footage	2,892
Acres	0.19
Year Built	1950
Type	Residential Income
Sub-Type	Quadruplex
Status	Closed

### Community Information

Address	2904 Pearl Street
Subdivision	Harpers
City	Austin
County	Travis
State	TX
Zip Code	78705

### Amenities

Utilities	Electricity Available, Electricity Connected, Fiber Optic Available, Sewer Connected, Water Connected
Features	Laundry Facilities, Street Lights

Parking	Additional Parking, Alley Access, Paved, Shared Driveway
View	Neighborhood
Waterfront	None

### **Interior**

Interior	Laminate, Linoleum, Tile, Vinyl, Wood
Appliances	Dryer, Dishwasher, Free-Standing Electric Oven, Free-Standing Electric Range, Refrigerator, Washer
Heating	Central
Cooling	Central Air
# of Stories	1
Stories	One

### **Exterior**

Exterior Features	None
Lot Description	Level, Trees Large Size
Windows	ENERGY STAR Qualified Windows
Roof	Shingle
Construction	Wood Siding
Foundation	Pillar/Post/Pier, See Remarks

### **School Information**

District	Austin ISD
Elementary	Bryker Woods
Middle	O Henry
High	Austin