

\$2,500,000 - 701 W 25th St, Austin

MLS® #2020808

\$2,500,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.13 Acres

Watson, Austin, TX

Unbeatable cash flowing building with seller finance available at unbeatable interest rates***** Seller can offer owner finance at 4.25%, interest only payment with 20% down. Rate locked in for 3 years then increases 2% a year until it reaches 10 percent on the sixth year*** Current total gross rents is \$30,000 monthly as owner is doing short term rentals. Building consists of 6 one bedroom units renting for \$3000 each monthly and 2 two bedroom units bringing in \$6000 each monthly.

Most units have existing potential to be updated from the current set up of 8 units/10 bedrooms to become 18 single efficiency units which can increase the rents drastically. Blue prints and additional info can be provided.

The building is located in the University Neighborhood Overlay (UNO) , allowing a tear down and a rebuild at much higher limits and redevelopment to increase the cap rate. Building is located at Corner of 25th St and Rio Grande St which is one of two streets that allows for commercial storefront on ground level. Fraternity or Sorority house is also an option.

Built in 1979

Essential Information

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Price	\$2,500,000
Bathrooms	0.00
Acres	0.13
Year Built	1979
Type	Commercial
Sub-Type	Multi Family
Status	Active

Water Feature/View

View	None
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Community Information

Address	701 W 25th St
Area	UT
Subdivision	Watson
City	Austin
County	Travis
State	TX
Zip Code	78705

Amenities

Utilities	Cable Available, Electricity Connected, Sewer Connected, Water Connected
Parking	Asphalt

Interior

Interior	Carpet, Tile, Vinyl
Heating	Central

Exterior

Construction	Frame, Stone
Foundation	Slab

Additional Information

Date Listed	March 26th, 2025
Days on Website	216
Days on Market	216
Zoning	GO-NP University Neighbo

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