

\$2,600,000 - 1309 E 7th St, Austin

MLS® #2952573

\$2,600,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.15 Acres

Division A, Austin, TX

This historic commercial building is located in the heart of East Austin, a vibrant and evolving district. The property has undergone significant improvements over the past decade, including a new metal roof, updated flooring, fresh paint, and modernized security features.

Extensive Renovations: Over \$100,000 in upgrades in the past ten years, including: New wood floors, paint, metal roof, siding, and windows.

Updated bathroom, plumbing, and HVAC system. Enhanced security with ADT cameras and security system. New fencing, signage, and landscaping.

Prime Location: Situated on 7th Street, one of Austin's key east-west corridors, providing excellent visibility and accessibility.

Ample Parking: Off-street parking available via an alleyway.

Diverse Tenant Base: Occupied by professional services, including a law firm, government offices, and a transportation rental headquarters.

Transit Accessibility: Near a bus stop and within walking distance of Interstate 35, offering strong connectivity for businesses and customers.

Built in 1909



Essential Information

MLS® #	2952573
Price	\$2,600,000
Bathrooms	0.00
Acres	0.15
Year Built	1909
Type	Commercial
Sub-Type	Mixed Use
Status	Active

Community Information

Address	1309 E 7th St
Area	5
Subdivision	Division A
City	Austin
County	Travis
State	TX
Zip Code	78702

Amenities

Utilities	Electricity Connected, Sewer Connected, Water Connected
Features	Curbs, Sidewalks, Gutter(s)
Parking	Additional Parking, Off Street

Interior

Interior	Tile, Wood
Heating	Central

Exterior

Construction	Frame, Wood Siding
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Additional Information

Date Listed	March 3rd, 2025
Days on Website	223
Days on Market	116
Zoning	CS-CO-MU-NP

Property Listed by: Keller Williams - Lake Travis
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