

# \$1,999,050 - 604 Fletcher St, Austin

MLS® #3885182

**\$1,999,050**

0 Bedroom, 0.00 Bathroom,  
Land / Farm on 0.18 Acres

Faulk Henry, Austin, TX

Lot is Almost 8000 sq ft and is currently zoned CS-NP; adjoining 1 available lots, and 1 recent sold on the corner of South First and Fletcher listed by a different Brokerage (see MLS 5656371 and MLS 4951300) Current improvements include a 2001 owner occupied duplex... an older structure with a 1 car garage and large storage room/shop... The Duplex is constructed with steel stud interior framing, 100% masonry Hardie panel siding, & a 26 Ga. Galvalume A panel metal roof. 2-2 1200 square feet up and down with 2400 sqft total. Specifications and Home Improvements are in attached documents. Rents could be \$5k-\$7k per month... Or use as multigenerational home as Current owner does. Eventual land use May be as part of a commercial project with adjoining commercially zoned lots. Do not disturb occupants. Strict appointment with agent.

## Essential Information

MLS® #	3885182
Price	\$1,999,050
Bathrooms	0.00
Acres	0.18
Type	Land / Farm
Sub-Type	Unimproved Land
Status	Active

## Water Feature/View



View	None
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### **Community Information**

Address	604 Fletcher St
Area	6
Subdivision	Faulk Henry
City	Austin
County	Travis
State	TX
Zip Code	78704

### **Amenities**

Utilities	Electricity Available
Features	None

### **Exterior**

Lot Description	Level
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### **School Information**

District	Austin ISD
Elementary	Becker
Middle	Lively
High	Travis

### **Additional Information**

Date Listed	March 20th, 2022
Days on Website	353
Days on Market	1282

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