

\$850,000 - 2002 Southern Oaks Dr 1, Austin

MLS® #4878963

\$850,000

0 Bedroom, 0.00 Bathroom, 2,780 sqft

Residential Income on 0.23 Acres

Fairmont Park Sec 01, Austin, TX

This property features 6 commercial units zoned CS with a total of 2780 leasable sf, offering versatile spaces suitable for various business needs in a premium, central Austin location. Unit Breakdown: Four 600 sq ft units: Two are commercial kitchens (Unit A & B), and two are designed for industrial use or craftsmanship, with half bathrooms and air conditioning. Unit D includes a cedar-finished bathroom with exterior access and a sink. Unit C has a toilet and sink. Two smaller units (120 sq ft & 260 sq ft): One serves as an office or healing space (Unit E), the other as a remodeled, soundproof music studio (Unit F) with cedar detail, loft, and half bath. Both are portable, though the music studio's foundation is fixed. Commercial Kitchens: Two units: Fully permitted with Certificates of Occupancy, that underwent a \$100,000+ remodel, featuring commercial kitchens suitable for ghost kitchens or catering. Kitchens have ample electrical and plumbing capacity, walk-in coolers, commercial ovens, and more. Rates run \$12-25/hr, accommodating 8-12 staff. Each kitchen has an outdoor walk-in cooler (60 & 80sf). Additional Features: Grease Trap: A 500-gallon grease trap is installed at the front of the property, valued at around \$50,000. Kitchen Equipment: Each kitchen includes a Type-2 vent hood, mop sink, large



3-compartment sink, hand sink, convection ovens, and 6-burner stoves. Equipment is relatively new and includes fridges, freezers, shelving, stainless tables, and mini-split air conditioning to handle summer heat. This property offers flexible, high-quality spaces for a range of commercial uses, ready to support your business needs with substantial infrastructure and amenities. Contact the agent for a full list of equipment and further details.

Built in 1982

Essential Information

MLS® #	4878963
Price	\$850,000
Bathrooms	0.00
Square Footage	2,780
Acres	0.23
Year Built	1982
Type	Residential Income
Sub-Type	Quadruplex
Status	Active Under Contract

Water Feature/View

View	None
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Community Information

Address	2002 Southern Oaks Dr 1
Area	10N
Subdivision	Fairmont Park Sec 01
City	Austin
County	Travis
State	TX
Zip Code	78745

Amenities

Utilities	Electricity Available, Electricity Connected, Natural Gas Connected,
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	Sewer Connected, Water Connected
Features	Curbs, None
Parking	Open, Off Street

Interior

Interior	Carpet, Concrete, Laminate, Tile
Appliances	See Remarks
Heating	Natural Gas
# of Stories	1
Stories	One

Exterior

Exterior Features	No Exterior Steps, See Remarks
Lot Description	Few Trees
Roof	See Remarks
Construction	Metal Siding
Foundation	Slab

School Information

District	Austin ISD
Elementary	Sunset Valley
Middle	Covington
High	Crockett

Additional Information

Date Listed	August 26th, 2024
Days on Website	356
Days on Market	358

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