

# \$2,000 - 1403 Braes Ridge Dr B, Austin

MLS® #5121398

**\$2,000**

0 Bedroom, 0.00 Bathroom,  
Commercial Lease on 0.17 Acres

Braes Ridge Add Sec 01, Austin, TX

Welcome to 1403 Braes Ridge Dr A & B, Austin, TX 78723â€”an exceptional opportunity for entrepreneurs, investors, or anyone seeking flexible live/work space in a prime Austin location!

This versatile duplex features two vacant, move-in ready units, each with the potential to be transformed into a boutique office, creative studio, small business headquarters, or a home-based business, while still providing the comforts of residential living (subject to local zoning).

Unit A shines with a brand-new renovation: enjoy stylish Pergo wood flooring throughout, freshly painted walls, and efficient mini split AC systems for year-round comfort. The modern kitchen is a showstopper, featuring white cabinetry, stainless steel appliances, a drop sink, granite countertops â€”perfect for breakroom needs or client hospitality.

Both units offer extra storage closets under the carport, ideal for inventory, equipment, or supplies.

Located just minutes from downtown Austin, the University of Texas, and the vibrant Mueller district, youâ€™ll benefit from quick access to 290, 183, Mopac, and I-35â€”making it easy for clients and employees to reach you.



Nearby businesses and amenities include H-E-B, Torchy’s Tacos, Alamo Drafthouse Cinema, and Mueller Lake Park, providing plenty of options for lunch meetings or after-work relaxation.

With NO HOA, you have the freedom to tailor the property to your vision. Don’t miss this rare chance to own a flexible, turnkey property in one of Austin’s most dynamic neighborhoods—schedule your private tour of 1403 Braes Ridge Dr today and unlock endless possibilities!

Built in 1960

**Essential Information**

MLS® #	5121398
Price	\$2,000
Bathrooms	0.00
Acres	0.17
Year Built	1960
Type	Commercial Lease
Sub-Type	Mixed Use
Status	Active

**Community Information**

Address	1403 Braes Ridge Dr B
Area	3
Subdivision	Braes Ridge Add Sec 01
City	Austin
County	Travis
State	TX
Zip Code	78723

**Amenities**

Utilities	Electricity Available, Natural Gas Available, Sewer Connected, Underground Utilities, Water Available
Parking	Additional Parking, Carport

## Interior

Interior	Carpet Free, Tile
Heating	Heat Pump

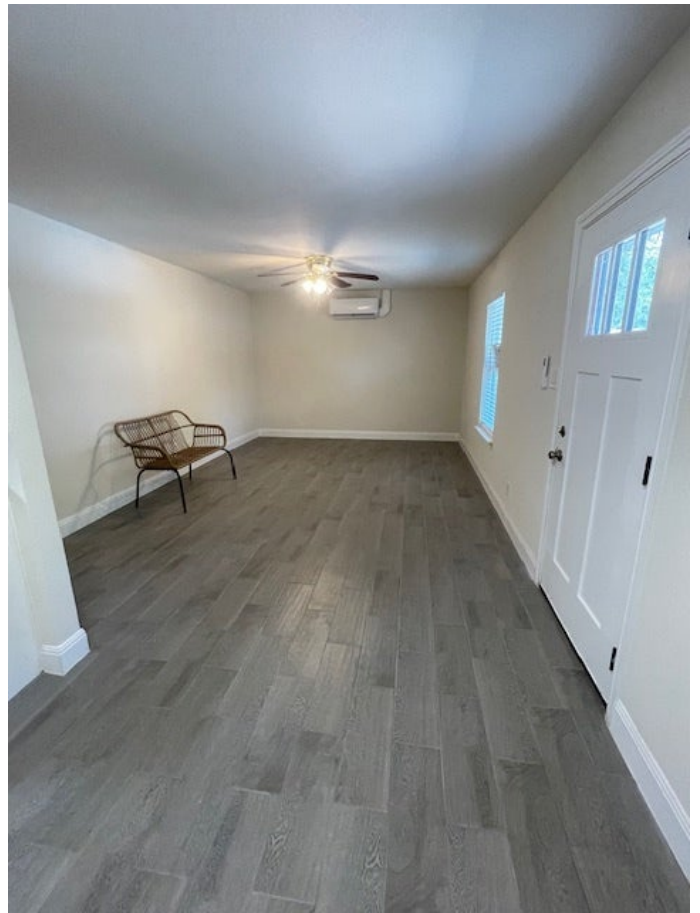
## Exterior

Construction	See Remarks
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## Additional Information

Date Listed	October 10th, 2025
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Days on Website	3
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