# \$1,175,000 - 417 Robert T Martinez Jr St, Austin

MLS® #5795281

\$1,175,000

0 Bedroom, 0.00 Bathroom, Commercial on 0.09 Acres

Buena Vista, Austin, TX

Looking for an office to own? A coffee shop or restaurant? Or a mixed-use property with two buildings that could be used as any of those things? This property, featuring two 1940s buildings in the Holly neighborhood, is your ideal spot! With GO-CO-MU-NP zoning you have a versatile range of options to create the live-work space, business, or home you've always wanted.

Building #1, a vintage grocery store with tall ceilings and a lot of natural light, features a large flexible room with a custom kitchen and eating nook, two "bedrooms" or spaces for your business, and two large unfinished bathrooms. The building has polished vintage concrete floors, exposed wood beams, upgraded plumbing and electrical systems, and a new roof installed in 2024. Building #2 offers a more traditional setup with two bedrooms and one bathroom, capturing the classic charm of a 1940s bungalow.

Situated on the corner of Robert T Martinez and 5th, this property offers excellent frontage, ensuring high visibility and easy access.

Located in the heart of 78702, you'll be within walking distance of a variety of fantastic restaurants, eclectic shops, and the vibrant Festival Beach. Enjoy easy access to the scenic trails along Lady Bird Lake for outdoor activities and relaxation.

This property is being sold as-is, in an







unfinished state. Buyer will need to have cash or investors and will need verify all details, including zoning, potential uses and permitting.

### Built in 1941

### **Essential Information**

MLS® # 5795281

Price \$1,175,000

Bathrooms 0.00 Acres 0.09 Year Built 1941

Type Commercial Sub-Type Mixed Use

Status Active

### Water Feature/View

View City

# **Community Information**

Address 417 Robert T Martinez Jr St

Area 5

Subdivision Buena Vista

City Austin
County Travis
State TX
Zip Code 78702

### **Amenities**

Utilities Electricity Available, Natural Gas Available, Sewer Available, Water

Available

Features Sidewalks

Parking Driveway, Off Street

Interior

Interior Carpet, Concrete, Linoleum

Heating See Remarks

## **Exterior**

Construction Frame, Block, Plaster, Vinyl Siding

Foundation Slab, Pillar/Post/Pier

### **Additional Information**

Date Listed November 9th, 2024

Days on Website 360

Days on Market 291

Zoning GO-CO-MU-NP

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