

# \$475,000 - 904 West Ave 105, Austin

MLS® #6501916

**\$475,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.02 Acres

West Condo 904, Austin, TX

Investment Property w/ hair studio tenant (lease expires June 2028). Unit 105 offers a flexible commercial / Live+Work floor plan. Unit entrance via interior central atrium. Frosted storefront glass overlooking the pool. Features include dark hardwood floors; kitchenette and shower. Dedicated solar system. One reserved garage parking space. Gated building & parking access. Originally built in 1966 and redeveloped in 2010, 904 WEST is a unique collection of residences, live+work and office spaces, situated in a quaint downtown neighborhood. Steps from major businesses: Whole Foods HQ, Cirrus Logic, GSD&M. Convenient Location: ~0.6 miles to Texas Capitol; ~1.5 miles to UT Dell Medical School & UT Austin; ~1.6 miles to MoPac. Walk to nearby faves: Ranch 616, Fresa's, Shoal Creek Saloon, Grove Wine Bar & Kitchen, Sammie's Italian, Qi Modern Asian Kitchen, Whole Foods & W 6th Street entertainment venues. Walkscore: 94 [www.walkscore.com]

Built in 1966

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | 6501916   |
| Price      | \$475,000 |
| Bathrooms  | 0.00      |
| Acres      | 0.02      |
| Year Built | 1966      |



|          |            |
|----------|------------|
| Type     | Commercial |
| Sub-Type | Mixed Use  |
| Status   | Active     |

### **Water Feature/View**

|      |      |
|------|------|
| View | None |
|------|------|

### **Community Information**

|             |                  |
|-------------|------------------|
| Address     | 904 West Ave 105 |
| Area        | DT               |
| Subdivision | West Condo 904   |
| City        | Austin           |
| County      | Travis           |
| State       | TX               |
| Zip Code    | 78701            |

### **Amenities**

|           |                                        |
|-----------|----------------------------------------|
| Utilities | Electricity Available, Water Available |
| Parking   | Assigned, Common, Garage, Gated        |

### **Interior**

|          |         |
|----------|---------|
| Interior | Wood    |
| Heating  | Central |

### **Exterior**

|              |                                   |
|--------------|-----------------------------------|
| Construction | Metal Siding, Stucco, Wood Siding |
| Foundation   | Pillar/Post/Pier, Slab            |

### **Additional Information**

|                 |                 |
|-----------------|-----------------|
| Date Listed     | April 7th, 2025 |
| Days on Website | 205             |
| Days on Market  | 196             |
| Zoning          | LO              |

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