

# \$1,200,000 - 3105 Menchaca, Austin

MLS® #6720655

**\$1,200,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.20 Acres

South Lamar, Austin, TX

HUGE Development Opportunity (near) Lamar/Menchaca! Buy the Block: 3105/3201/3205 Menchaca FOR SALE!!! This is a once in a lifetime opportunity to acquire PRIME REAL ESTATE in Central Austin 78704. Endless possibilities! Flexible Commercial/Residential Zoning. 'Offering Memorandum' Attached. Close to S. Lamar, Hwy 290, Mopac! Zoned LO. This unique property is an investors dream - commercial space off a prime Menchaca location which makes for a great live & workspace. This can be a lucrative opportunity with ample walkable and bikeable destinations. Property is well cared for and ready for an established or start-up business. Must call Agent for showing. Please do not walk property without alerting the Listing Agent.

Built in 1965

## Essential Information

MLS® #	6720655
Price	\$1,200,000
Bathrooms	0.00
Acres	0.20
Year Built	1965
Type	Commercial
Sub-Type	Business
Status	Active

## Community Information



Address	3105 Menchaca
Area	6
Subdivision	South Lamar
City	Austin
County	Travis
State	TX
Zip Code	78704

### **Amenities**

Utilities	Cable Available, Electricity Connected, High Speed Internet Available, Natural Gas Connected, Water Connected
Parking	Off Street, On Site

### **Interior**

Interior	Tile, Vinyl
Heating	Central

### **Exterior**

Construction	HardiPlank Type, Stone
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### **Additional Information**

Date Listed	September 14th, 2024
Days on Website	353
Days on Market	356

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