



Under Contract - Pending on Market

\$8,595

Call (512) 801-0436 Today!

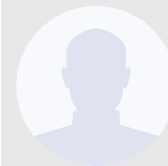
1301 S 1ST ST 1 & 2, AUSTIN, TX 78704

4 BEDS, 2 FULL & 1 HALF BATH(S)

Rare opportunity to lease a highly flexible mixed-use property in the heart of 78704 — just minutes from Downtown Austin and the Central Business District. Positioned directly on South 1st Street, this property offers commercial potential combined with a partially furnished residential component featuring two private suites. Ideal for entrepreneurs, creatives, boutique operators, wellness professionals, or founders seeking a live/work setup in one of Austin's most dynamic neighborhoods. Zoned: CS-MU-NP- Possible for : Beauty + Aesthetic Services , Wellness & Recovery, Boutique Fitness

GENERAL DESCRIPTION

- Subdivision:** South 01 Street Condo
- Property Type:** Single Family Homes (Lease)
- Bedrooms:** 4
- Baths:** 2 Full & 1 Half
- Stories:** 2
- Year Built:** 1998
- Building Sqft:** 3,660 / Public Records
- Lotsize:** 11,953
- MLS# / Area:** ABORTX-6458711



Get in touch
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1301 S 1st St 1 & 2, Austin, TX 78704

Visit <https://www.har.com/ABORTX-6458711> for more information