



OFFICE & LIVE/WORK CONDO FOR SALE

2209 S. 1ST ST. #105
AUSTIN, TX 78704

SALE OVERVIEW

LISTING PRICE:	\$645,000
SQUARE FOOTAGE:	1,390 SF
HOA DUES:	\$685/ month *subject to change
ZONING:	CS-MU-V-CO-NP
PARKING:	1 Reserved Dedicated Parking Spot
STORAGE:	On-site Unit #1D (39 SF) included



NOTES

- Prime 78704 business location without high commercial overhead.
- Rear entry for staff streamlines logistics, creating an efficient workspace.
- Walk-up ground floor office or live/work condo
- Delivered as-is; build out your own space

CONTACT



KATE RHODES
832.443.9464 direct
krhodes@cresa.com

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SUITE 105: 1,390 SF



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PROPERTY IMAGES







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