

For Sale

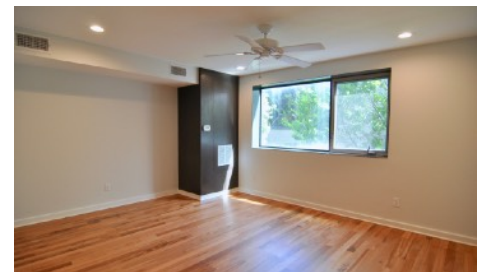
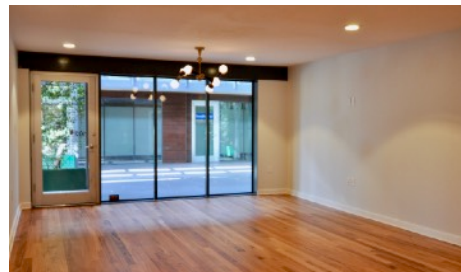
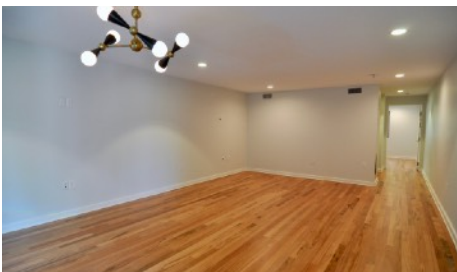
Commercial / Live+Work

904 West Avenue, 78701
Unit 105
741 SF [TCAD]
Zoning: LO

Skout^x

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Investment
Property*



904 WEST is a unique collection of residences, live+work and office suites, 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.

[*current tenant: hair studio; interior photos are of Unit 102]

Quick Facts

- LO Zoning
- Frosted storefront glass overlooking pool
- Flexible floorplan w/private office/conference room; kitchenette; bath w/ shower
- Dark hardwood flooring
- Dedicated solar system & 100% low-energy LED lighting
- One reserved garage parking space
- Gated building & parking access
- Walkability Score: 94/100 (www.walkscore.com)

All information contained herein is deemed reliable but not guaranteed. Buyer must verify.