

FOR SALE: 2002 Rosewood Avenue

EAST AUSTIN - OFFICE, CREATIVE OFFICE OR AIRBNB

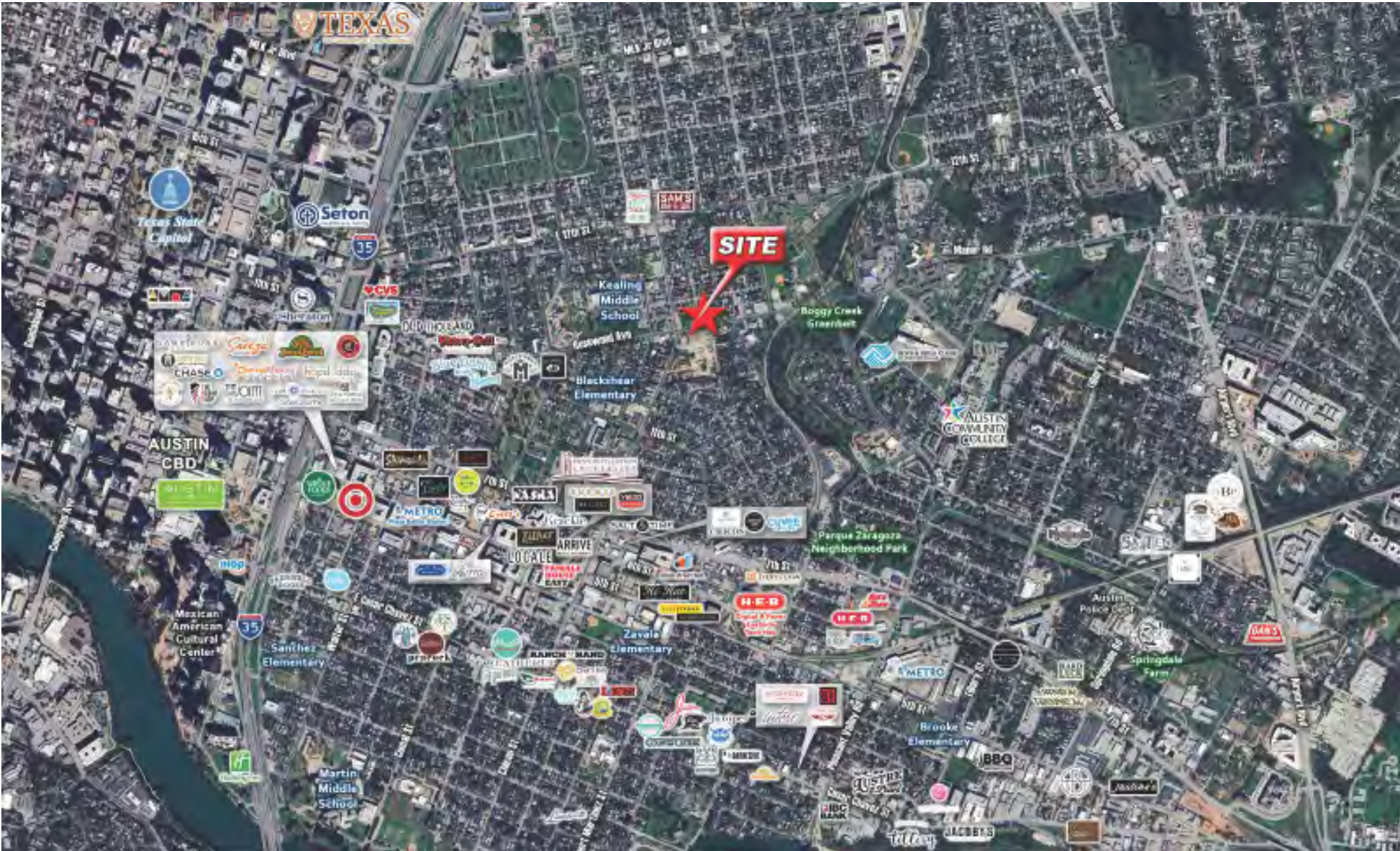


FOR MORE INFORMATION:

Tracy Tombari

979.255.5668 | tracy@tmtinv.com

The information contained herein was obtained from sources deemed reliable and accurate. However, no guarantees, representations or warranties are made as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors, omissions, change of price, prior sale or lease, or withdrawal without notice.



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PROPERTY OVERVIEW

2002 ROSEWOOD AVENUE
AUSTIN, TEXAS 78702

AVAILABLE:

2,157 SF building
0.1019 AC / 4,439 SF Lot

YEAR BUILT:

2014

ASKING PRICE:

\$925,000

LOCATION:

East Austin location, minutes from downtown Austin, UT & I-35, fronting Rosewood Avenue.

USE:

Ideal for Office, Continue as Airbnb, or Live/Work

OFFICE USE:

Upstairs features 5 bedrooms / offices, downstairs features lobby, break room, 2 car garage + attached studio apartment with separate entrance.

STR USE:

Property has been operating Airbnb for years, 6 bedrooms + elevated deck & cowboy pool.

PARKING:

2 car garage, driveway parks two cars, alley access to backyard for additional parking.

NICH LOCATION HIGHLIGHTS:

Walking distance Franklins BBQ, Rockstar Bagels, Quickie Pickie, East Side Pies & Nickel City. Shop for necessities at nearby Whole foods, and Target.



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PROPERTY PROFILE

2002 ROSEWOOD AVENUE
AUSTIN, TEXAS 78702

GENERAL INFORMATION

Location: 2002 ROSEWOOD AVE
Parcel ID: 0208092513
Grid: MK22
School District: AUSTIN ISD
County: TRAVIS

PLANNING & ZONING

Future Land Use (FLUM): MIXED USE
Regulating Plan: NONE
Zoning: CS-MU-CO-NP
Zoning Overlays: ADU APPROXIMATE AREA REDUCED PARKING
RESIDENTIAL DESIGN STANDARDS:
LDC/25-2-SUBCHAPTER F SELECTED SIGN
ORDINANCES
Neighborhood: ROSEWOOD
Infill Options: MIXED USE BUILDING INFILL OPTION,
SECONDARY APARTMENT INFILL OPTION,
SMALL LOT AMNESTY INFILL OPTION

ENVIRONMENTAL

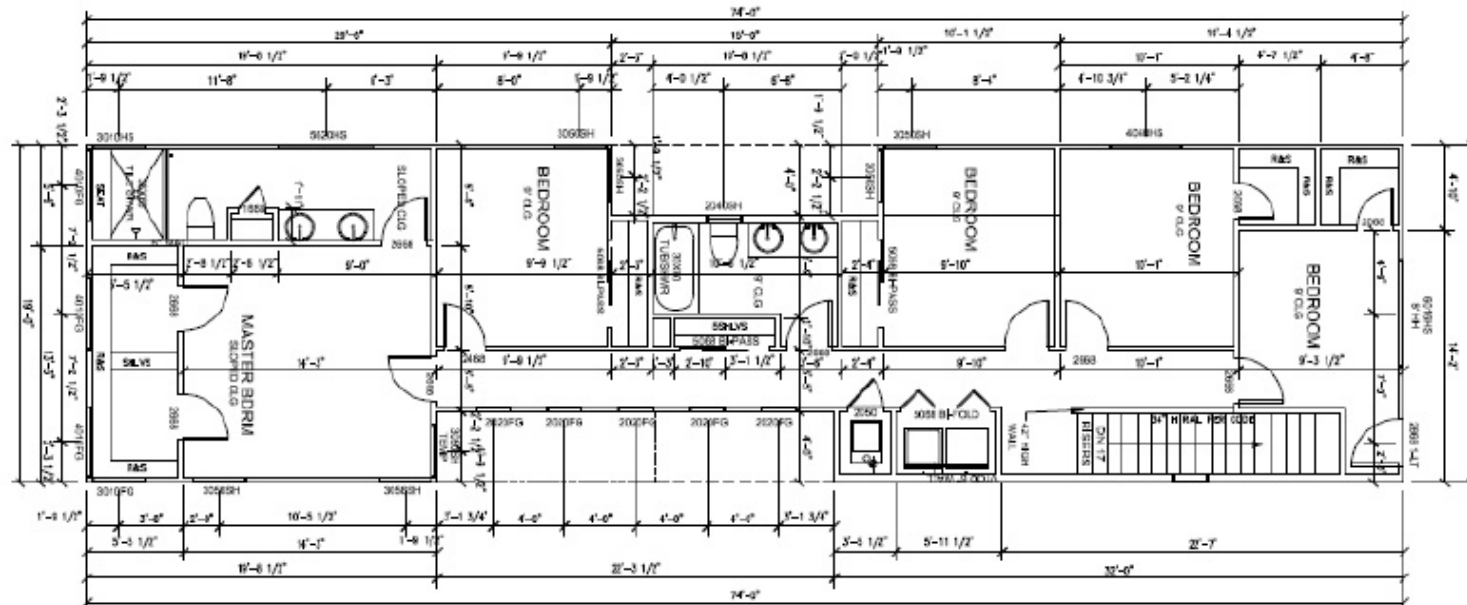
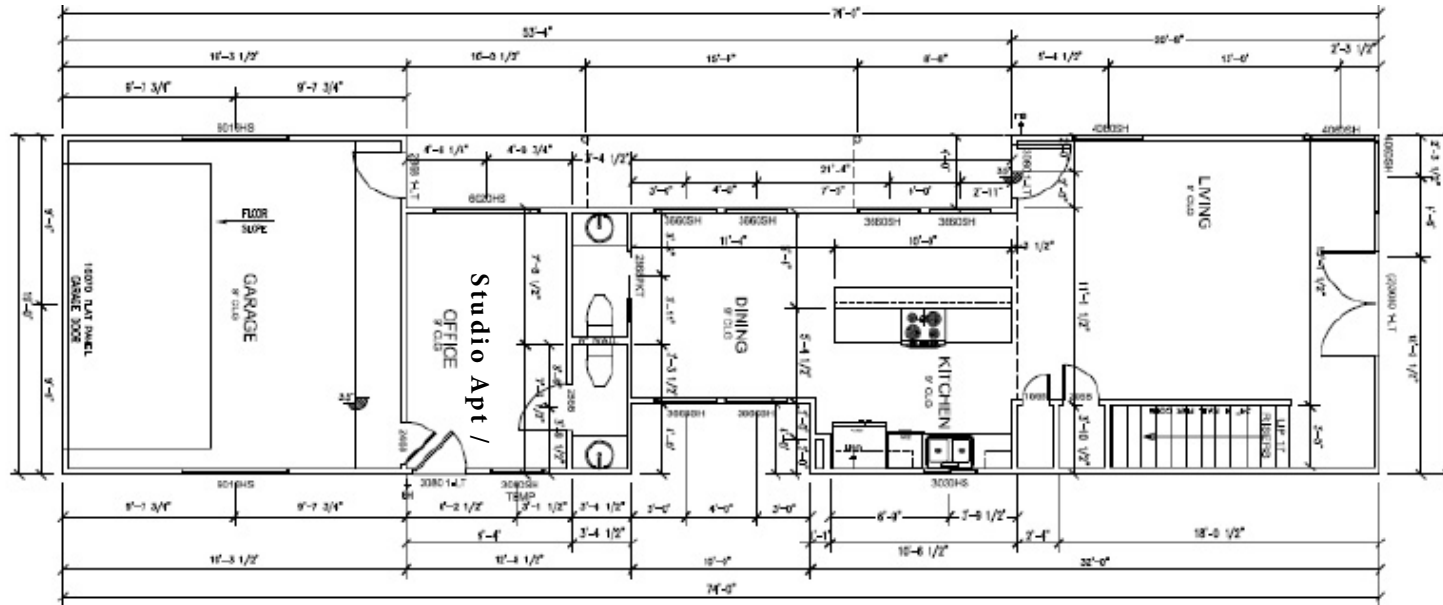
Fully Developed Floodplain: NO
FEMA Floodplain: NO
Austin Watershed Regulation Areas: URBAN
Watershed Boundaries: BOGGY CREEK
Creek Buffers: NO
Edwards Aquifer Recharge Zone: NO
Edwards Aquifer Recharge VZ: NO
Erosion Hazard Zone Review Buffer: NO



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INTERIOR / COMMON AREA PHOTOS

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ROOM 1



ROOM 2



ROOM 3



ROOM 4



ROOM 5



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Furniture digitally removed from images

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STUDIO APT



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OUTDOOR SPACES

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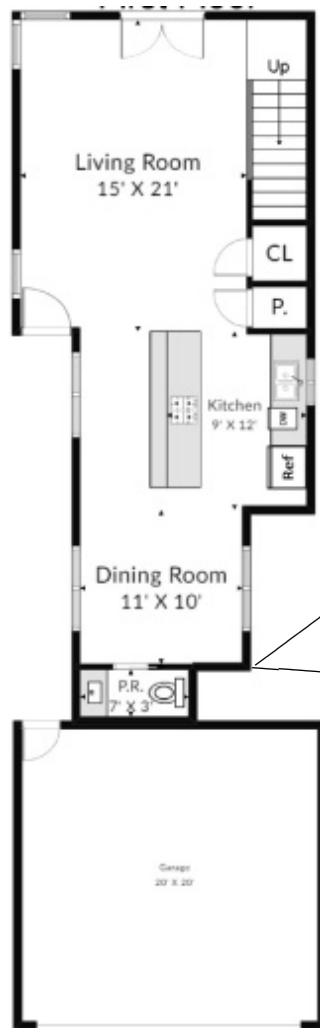
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1ST FLOOR



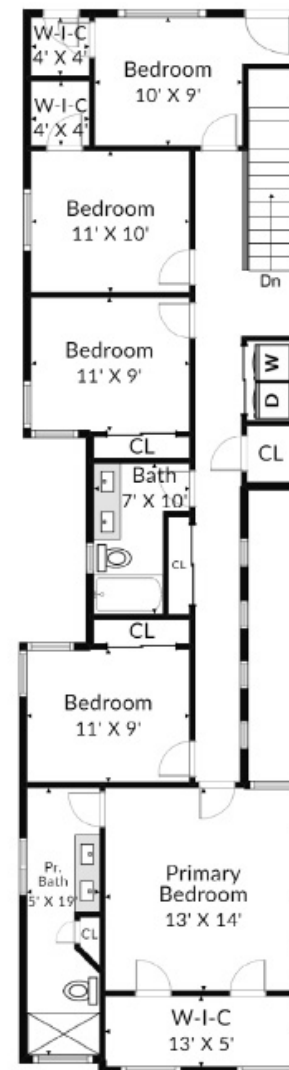
Room dimensions rounded to the nearest foot

STUDIO APARTMENT



Room dimensions rounded to the nearest foot

2ND FLOOR



Room dimensions rounded to the nearest foot