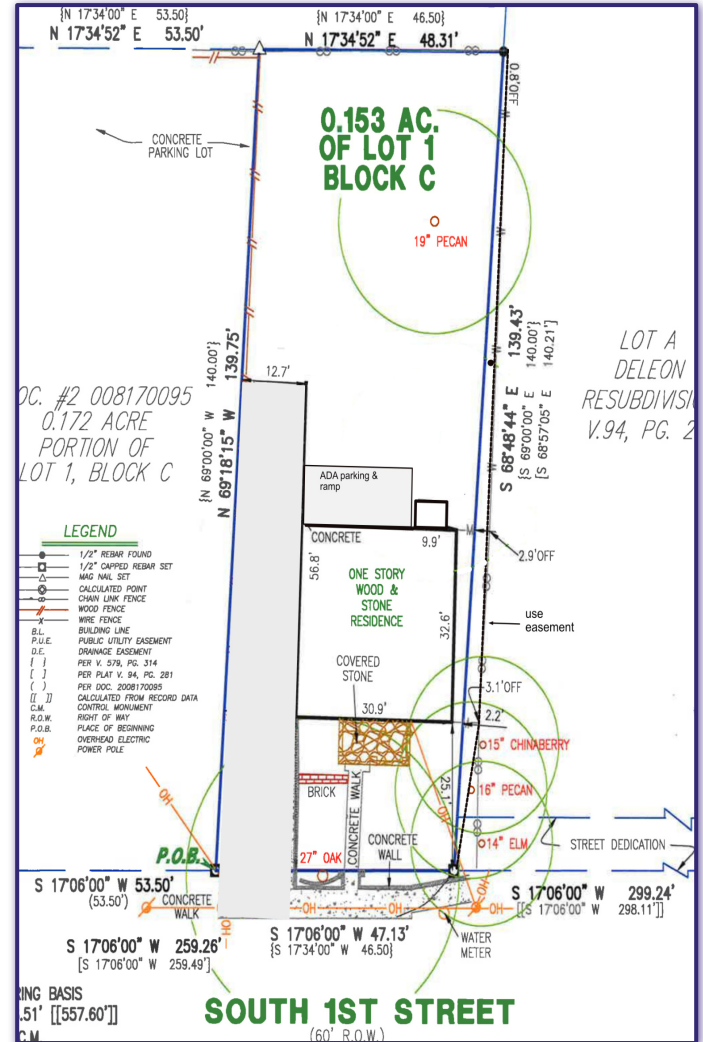
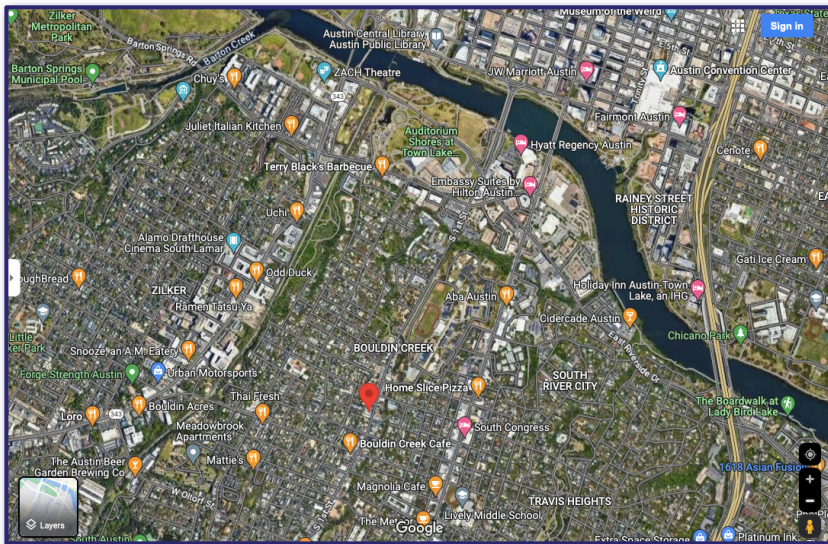


1628 South 1st Street Austin, TX 78704

- You found a massive **value-add** opportunity in the heart of Austin's premier business corridor.
- South 1st had an average daily **traffic count** of over 11,000 in 2020.
- CS-MU-V-CO-NP **zoning** allows most business uses, up to 95% impervious cover, and potentially 65' development height. That's potentially over 20,000 +/- **rentable sf**, depending on City approvals.
- **Operate** a business, collect **rent**, **build** something great, and/or **watch the property appreciate** as it has for decades (*historical track record is not a guarantee of future performance).



- The Jewel of S 1st, 1936 Limestone building has 2 entry doors front and 2 in the back - adaptable to almost any business.
- Up to 9 parking places (may not be req'd see code)
- 2 bathrooms; one with shower.
- Modern electrical, plumbing and HVAC.
- Modern efficient windows and insulation.
- Recent metal roof.
- Extra wide ingress / egress driveway.
- Ready for your business.



- Walkable to the Downtown Central Business District and the other 2 main commercial trade routes South of downtown, Lamar Boulevard & Congress Avenue.
- Surrounding neighborhoods, shopping, restaurants, bars and cafes are the most desired in the City.
- Consistently one of the strongest markets on the globe, this location is a stable and peerless opportunity. Make an offer today!

Contact:
Jack Armstrong 512-567-1000
ArmstrongGroupLC@gmail.com

Available for \$2,750,000.