

# 1804 ULIT AVENUE

Austin, TX 78702

**TOWER**

commercial

CORPORATE REAL ESTATE ADVISORS



- \$1,400,000
- 2,788 SF
- 6 parking spaces, plus street parking
- Central Eastside location
- 5 minutes to downtown

- 1 block to Cap Metro Station
- Neighborhood dining & entertainment options
- Classic remodeled office space
- Rezoning Pending

**DOUG MCGREGOR** (512) 497-0057  
mcgregor@toweratx.com

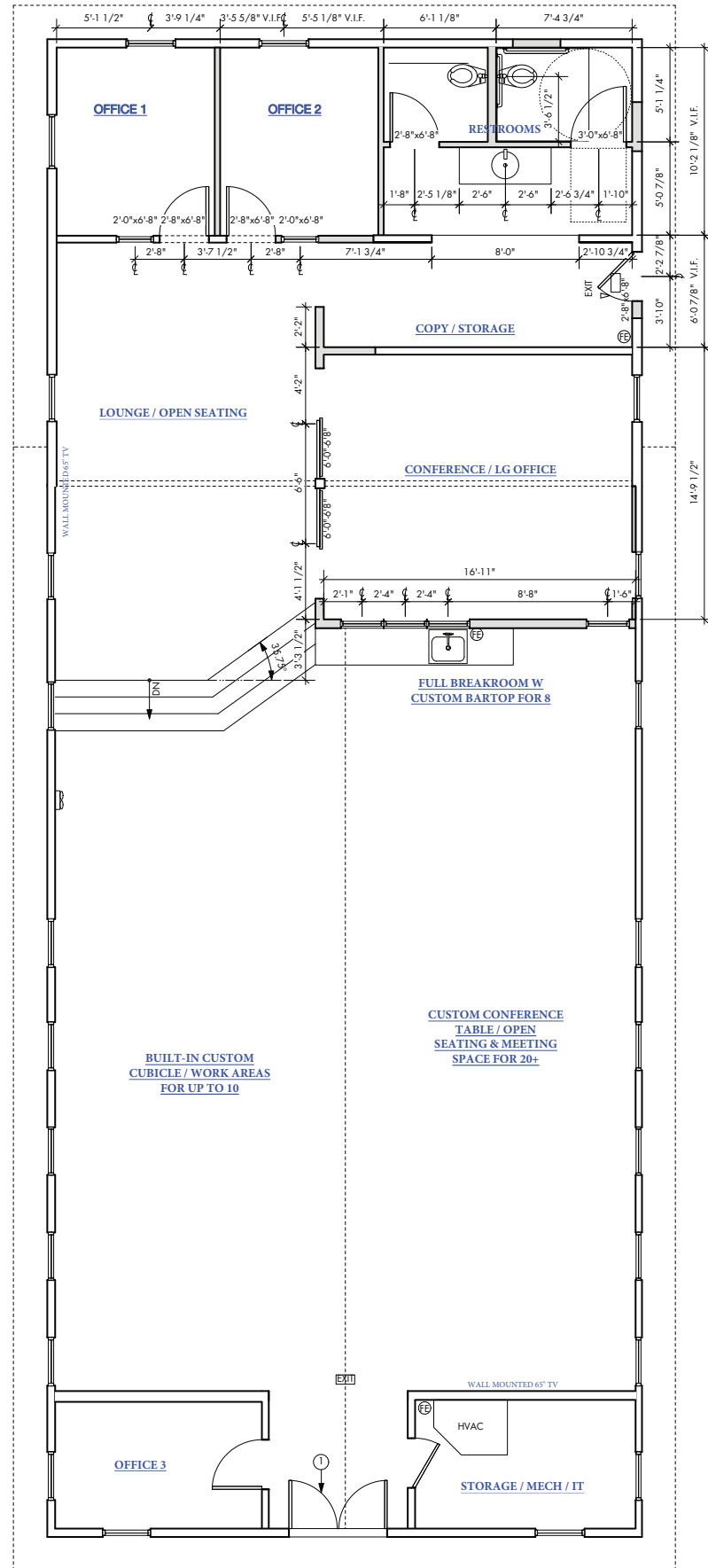
5900 Southwest Pkwy | Suite 5-520 | Austin, TX  
78735 512.582.0150 | www.toweratx.com

# EXCLUSIONS FOR USE

per Neighborhood Plan notice

June 29, 2020

- Communications services
- Medical offices
- Club or lodge
- Community events
- Convalescent services
- Hospital services
- Off-site accessory parking
- Personal services
- Communication services facility
- Congregate living
- Counseling services
- Residential treatment



1804 ULIT  
As Built Drawing  
1/4" = 1'-0"  
\*verify all dimensions in field as they may  
have adjusted during construction

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