

# 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
- Zoned NO

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

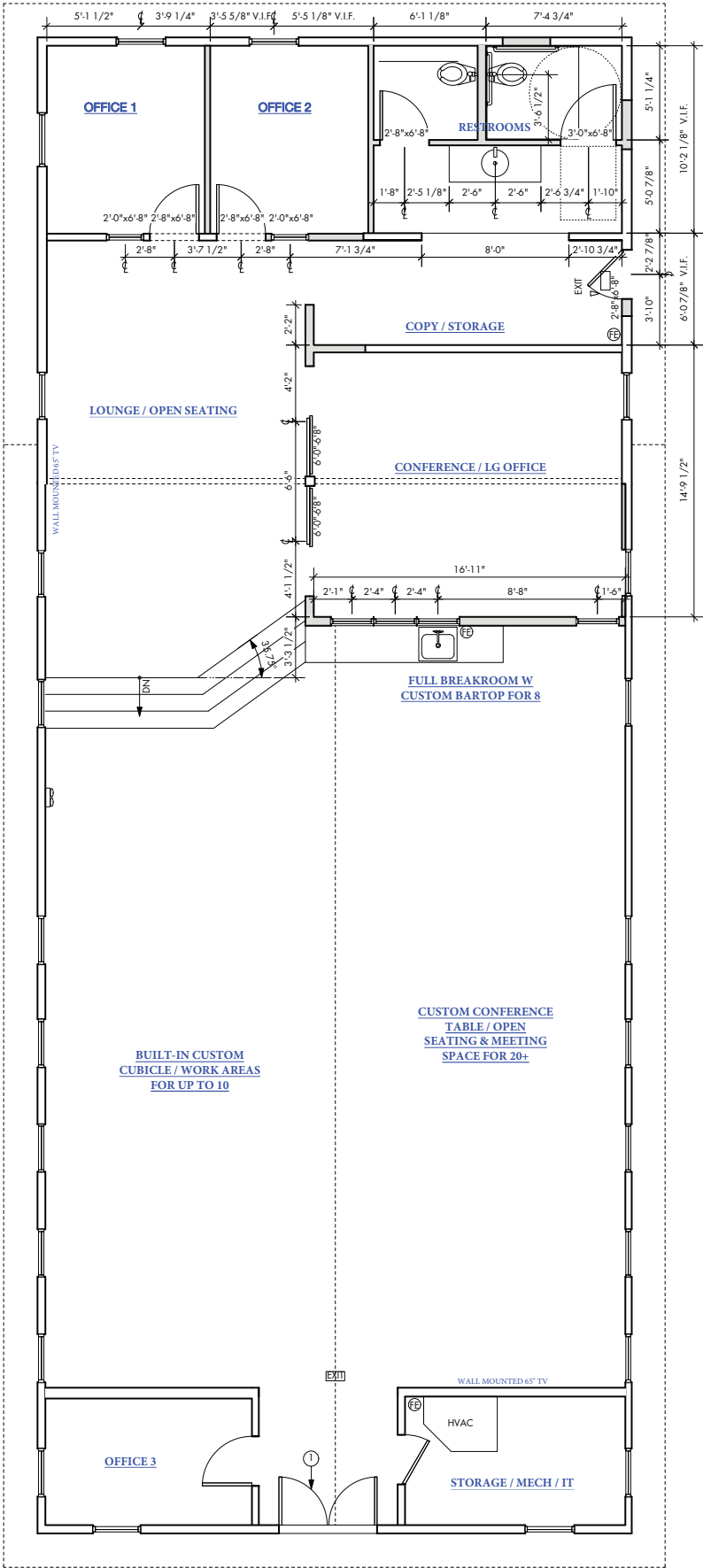
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# EXCLUSIONS FOR USE

*per Zoning Conditional Overlay*

- Community events
- Communication service facilities
- 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