

\$1,100,000 - 48 East Avenue 2801, Austin

MLS® #2091790

\$1,100,000

2 Bedroom, 2.00 Bathroom, 1,121 sqft

Residential on 0.00 Acres

Natiivo, Austin, TX

A rare opportunity to own a premier, water-view, condo in the heart of Austin's highly sought-after Rainey Street District while also stepping into the operation of one of Natiivo's top-performing short-term rentals (STRs). In 2024, this property boasted an impressive 83% occupancy rate and generated a remarkable \$96,000 in gross revenue. 1/1/2025-present, already at a 90% occupancy rate. Other similar units in the Natiivo building generate anywhere from \$50-\$60k in annual revenue. This means this particular unit outperforms. It has garnered over 130 Airbnb reviews with an outstanding 4.95 out of 5 star average rating. With Western-Facing Views this 28th floor condo offers incredible views of both the Lake and Austin Skyline. This two-bedroom, two-bathroom residence offered fully furnished, boasts an open-concept layout with modern kitchen and floor-to-ceiling windows in living room. The primary bedroom features a walk-in closet, en suite bathroom and a walk-in shower with chic all-black finishes. Floor-to-ceiling windows in both bedrooms lets natural light pour in. Enjoy morning coffee or evening cocktails on the oversized wrap-around terrace with views to the west and north—a prime spot to watch the sunset and fireworks over the water. If you are looking for a unit exclusively in this building, this is by far the best choice. The home is being sold completely turnkey. Additionally, it already has future bookings for 2025, ensuring



a seamless transition for the new owner. As a high-end hotel, it allows owners the unique opportunity to reside part-time and lease their condos as a short-term rental with the service and luxury that comes with a hotel. Building amenities include a roof-top pool, state of the art gym, a 33rd-floor clubhouse, an outdoor terrace and garden, keyless entry, a yoga room, bike storage, a dog run, a pet washing station, concierge, security, and attached coffee shop on the ground floor!
<https://hdmediapartners.hd.pics/48-East-Ave>

Built in 2021

Essential Information

MLS® #	2091790
Price	\$1,100,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,121
Acres	0.00
Year Built	2021
Type	Residential
Sub-Type	Condominium
Status	Active

Community Information

Address	48 East Avenue 2801
Area	DT
Subdivision	Natiivo
City	Austin
County	Travis
State	TX
Zip Code	78701

Amenities

Amenities	Concierge
Utilities	Cable Available, Electricity Connected, High Speed Internet Available,

Features	Sewer Connected, Water Connected, Business Center, Bar/Lounge, Courtyard, Conference/Meeting Room, Concierge
Parking	Garage, Covered, Guest
Garage Spaces	1
View	City, Lake, Panoramic
Waterfront	See Remarks



Interior

Interior	Tile, Wood
Appliances	Built-In Electric Oven, Built-In Refrigerator, Cooktop, Washer/Dryer Stacked, Dishwasher, Freezer, Microwave
Heating	Central
# of Stories	1
Stories	One

Exterior

Exterior Features	Balcony, Covered Courtyard, Uncovered Courtyard
Lot Description	See Remarks
Roof	Concrete
Construction	Glass, Concrete, Stone, Stucco, Block
Foundation	Slab

School Information

District	Austin ISD
Elementary	Mathews
Middle	O Henry
High	Austin

Additional Information

Date Listed	May 25th, 2025
Days on Market	145

Listing Details

Listing Office	Christie's Int'l Real Estate
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