

MULTI-USE COMMERCIAL BUILDING IN CANYON LAKE FOR SALE



1834 FM 2673 , Canyon Lake, TX 78133



OFFERING SUMMARY

SALE PRICE:	\$665,000
LOT SIZE:	1.38 Acres
YEAR BUILT:	1982
BUILDING SIZE:	3,384 SF
ZONING:	NO Zoning
MARKET:	Canyon Lake
SUBMARKET:	San Antonio
PRICE / SF:	\$196.51

PROPERTY OVERVIEW

A multi-use commercial property located on the main southern route of Canyon Lake going through the Beautiful Community of Sattler in Canyon Lake TX. This property includes two buildings, one is a 3,384 sf metal building that has very large front waiting/showroom with three separate entrances, three exam/process rooms, large area for prepping/research/medical main area. Has a concrete back area for storage or working area, a large utility room, a large main office with built-in shelves, another reg business office and two other rooms for specialized use. It also includes two restrooms, 9 sinks, 4 extra areas of plumbing hookups, and a outside fenced-in storage area. Property has two entrances off Fm 2673, a driveway that goes completely around the main building with at least 16 parking spaces. Covered Front Porch and a wooden deck on one side of building. There is a small 3 unit apartment building in back of property that is 100% occupied. There is an adjacent .92 acre lot on the south west side of property that has 87.50 ft of frontage on FM 2673. This land can only be sold with the purchase of the main property. Call the listing Agent for the sale price and more details of the lot!

PROPERTY HIGHLIGHTS

- Located on Fm 2673 In the Community of Sattler of Canyon Lake TX across from Prosperity Bank
- 3,384 Sf Metal Building for Medical, Professional Office and Retail
- Lot Size 1.38 acres with two buildings. two parking areas and two entrances of FM 2673

KW COMMERCIAL

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Sale Price

\$665,000

PROPERTY INFORMATION

Property Type	Multi-Use Commercial Building in Canyon Lake
Property Subtype	Medical
APN #	57552
Lot Frontage	147 ft
Lot Depth	486 ft
Power	Yes

PARKING & TRANSPORTATION

Parking Type	Surface
Number of Parking Spaces	16

UTILITIES & AMENITIES

Central HVAC	Yes
HVAC	3 units
Restrooms	2
Landscaping	Yes

LOCATION INFORMATION

Street Address	1834 FM 2673
City, State, Zip	Canyon Lake, TX 78133
County	Comal
Market	Canyon Lake
Sub-market	San Antonio
Cross-Streets	FM 2673 & Skyline DR
Side of the Street	Southwest
Road Type	Paved
Market Type	Small
Nearest Highway	Hwy 281 and IH 35
Nearest Airport	San Antonio International Airport

BUILDING INFORMATION

Building Class	C
Tenancy	Single
Number of Floors	1
Year Built	1982
Gross Leasable Area	5,224 SF
Construction Status	Existing
Framing	Metal
Condition	Good
Roof	Metal
Free Standing	Yes
Number of Buildings	2
Walls	Metal
floor coverings	Tile
foundation	Slab

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PROPERTY DESCRIPTION

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LOCATION DESCRIPTION

Located in the Beautiful Canyon Lake Area of the Texas hill Country. Take Fm 306 either from IH 35 in New Braunfels or off Hwy 281 in Spring Branch and go to FM 2673 located inside the Horseshoe of the Guadalupe River at the Canyon Lake Community of Sattler. Go 1.65 miles on FM 2673 towards Startzville 1.65 miles and the property on your right. Coming from the Southern side of Sattler, take FM 2673 from FM 2722 and go 4.45 miles and the property will be on the Left right before you get to South Access Rd and River Road intersection in Sattler.

SITE DESCRIPTION

Located on Main Rd through the community of Sattler of the Beautiful Canyon Lake Area. This site is in the commerce area of the East side of Canyon Lake. This commercial site includes a 3,384 sf main metal building with a separate 1,840 sf Apartment building in back of property that has 3 units for rental. The main building can be use as either an office or converted into retail. There is currently 16 parking places, but has enough room for more. Great visibility & easy access with two entrances into the property.

EXTERIOR DESCRIPTION



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LEASE RATE:	-	TOTAL SPACE:	0 SF
LEASE TYPE:	-	LEASE TERM:	-

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
For Lease		Negotiable		0 SF	Negotiable	

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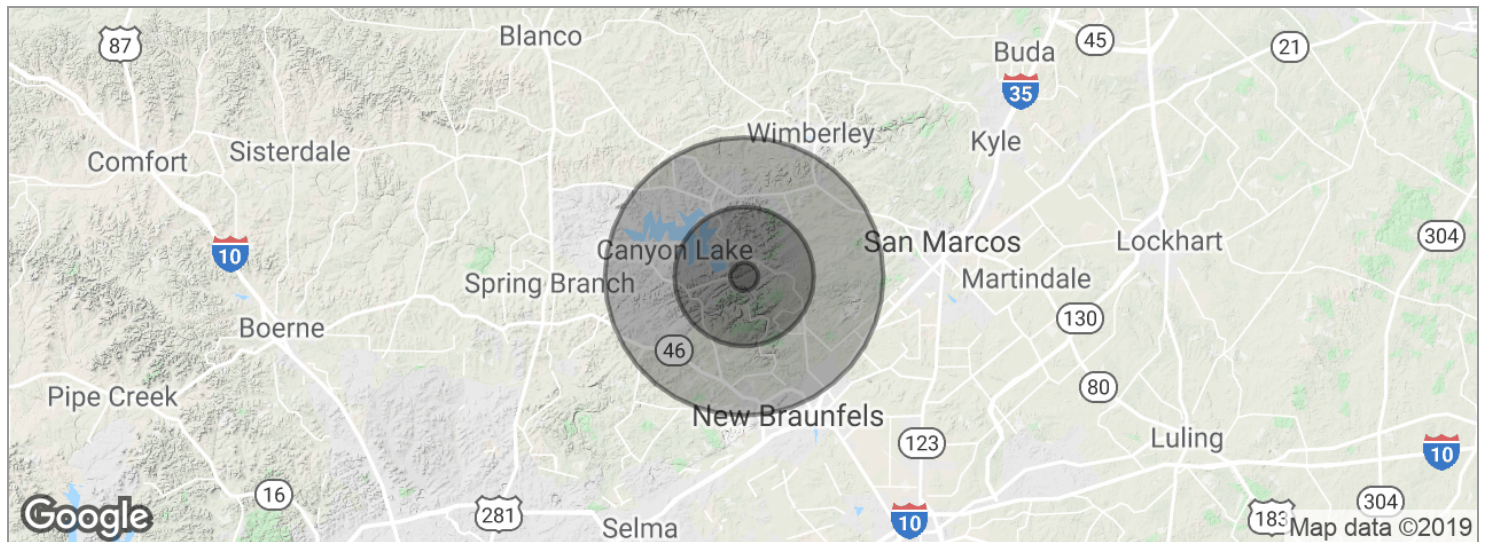
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	624	9,907	44,332
Median age	51.0	49.8	45.8
Median age (male)	49.9	49.8	45.2
Median age (Female)	51.6	49.8	46.8
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	283	4,236	18,142
# of persons per HH	2.2	2.3	2.4
Average HH income	\$86,744	\$85,719	\$83,622
Average house value	\$193,601	\$189,973	\$222,804

* Demographic data derived from 2010 US Census

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