

# \$1,275,000 - 175 Herber, New Braunfels

MLS® #1631515

## \$1,275,000

Bedroom, Bathroom, 10,301 sqft  
Commercial on 8.85 Acres

N/A, New Braunfels, TX

Hear Ye! Hear Ye! Come take a look at this awesome Renaissance Themed residence that is being utilized as a weekend wedding venue! The architecture and views are spectacular! The moment you walk thru the front doors, you feel like you're walking thru a Medieval Castle! Beautiful stained concrete floors and custom woodwork throughout. Beautiful high ceilings and an open floor plan. You'll love the different gathering rooms and sleeping quarters. Would make an amazing Bed & Breakfast or short term rental. There are 8.85 acres that lend itself to future buildings as well, to create a larger venue. There is separate living quarters on the property, a large workshop with air conditioned office and a huge barn that can be expanded. Wonderful Commercial Potential, with Easement access on IH-35, that makes it very convenient to get to major shopping nearby. It is currently one wide lane. There is potential to double it in width once the new water main is installed. Ask me for details. Additional property for sale next door if you need or want additional land. Outside City Limits

Built in 1991

## Essential Information

MLS® #	1631515
Price	\$1,275,000
Square Footage	10,301



Acres	8.85
Year Built	1991
Type	Commercial
Status	Active

### **Community Information**

Address	175 Herber
Area	2618
Subdivision	N/A
City	New Braunfels
County	Comal
State	TX
Zip Code	78130

### **Amenities**

Amenities	Inside Storage, Living Area, Outside Storage
Utilities	Electricity, Gas, Telephone, Water
Parking Spaces	50

### **Interior**

Heating	Central, Total Area
Cooling	Three+ Central, Central, Total Area
# of Stories	2.0
Stories	2

### **Exterior**

Roof	Metal
Construction	Stucco
Foundation	Slab

### **School Information**

District	Comal
----------	-------

### **Additional Information**

Date Listed	August 16th, 2022
Days on Market	643
Zoning	OCL

### **Listing Details**

Listing Office	Keller Williams Heritage
----------------	--------------------------

The data relating to real estate on this web site comes in part from the Internet Data Exchange program of the MLS of the San Antonio Board of Realtors®, and is updated as of May 20th, 2024 at 3:52pm CDT (date/time). IDX information is provided exclusively for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing.