

\$969,000 - 109 N River St, Seguin

MLS® #1725201

\$969,000

Bedroom, Bathroom, 6,554 sqft
Commercial on 0.00 Acres

N/A, Seguin, TX

Located near the center of Historic Downtown Seguin is this grand 2 story commercial building with loads of possibilities. The front facet is reminiscing of the 1930's decorative masonry style with covered awning, multiple front entry ways and large display windows. Downstairs interior layout consists of 7 office spaces, front reception area, multiple restrooms, breakroom, 3 flex rooms, emergency lights, and a walk-in safe. All exterior doors include an automatic locking mechanism for added security. Sidewalk space and front/back parking is available to patrons. Upstairs through the left front door is the large 2,304 +/- SQ FT shell space with access to the outdoor roof balcony which has great views of the downtown skyline.

Built in 1935

Essential Information

MLS® #	1725201
Price	\$969,000
Square Footage	6,554
Acres	0.00
Year Built	1935
Type	Commercial
Status	Active

Community Information

Address 109 N River St



Area	2701
Subdivision	N/A
City	Seguin
County	Guadalupe
State	TX
Zip Code	78155

Amenities

Utilities	Electricity, Sewer, Water
Parking Spaces	15

Interior

Heating	Central
Cooling	Central
# of Stories	2.0
Stories	2

Exterior

Roof	Metal
Construction	4 Sides Masonry, Brick
Foundation	Slab

School Information

District	Seguin
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Additional Information

Date Listed	October 9th, 2023
Days on Market	749
Zoning	HDCOMM

Listing Details

Listing Agent	D. Lee Edwards
Listing Office	D. Lee Edwards Realty, Inc.

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