

\$4,850,000 - 8647 Wurzbach Rd, San Antonio

MLS® #1798241

\$4,850,000

Bedroom, Bathroom, 30,000 sqft
Commercial on 2.38 Acres

N/A, San Antonio, TX

Discover the prestigious Canavan Center, an exceptional office complex nestled on 2.376 acres in the vibrant South Texas Medical Center. Designed by renowned architect Ken Bentley, this distinguished property spans 30,000 square feet across seven buildings, each recently revitalized to offer modern amenities and timeless charm. The Canavan Center captivates with its Spanish brick facade and expansive, mature landscaping, creating an inviting environment for both business and retail tenants. Boasting a blend of single and two-story units, each space showcases unique character and functionality, making it ideal for a variety of professional uses. Strategically located off Wurzbach Road and just minutes from Fredericksburg and Babcock Roads, the complex enjoys prime visibility and accessibility within San Antonio's bustling medical hub. Zoned C-1 and C-3, the property offers versatility for a range of commercial endeavors, from offices to retail establishments. Investment opportunities abound at the Canavan Center, presenting potential for value-add initiatives, redevelopment projects, or owner-occupier investments. The property's proximity to expanding medical facilities, commercial developments, and multifamily housing underscores its strong investment potential amidst rapid regional growth. For discerning investors and businesses seeking a prestigious location with rich architectural heritage and unparalleled convenience, the



Canavan Center represents a rare opportunity to secure a foothold in one of San Antonio's most dynamic and sought-after districts.

Built in 1983

Essential Information

MLS® #	1798241
Price	\$4,850,000
Square Footage	30,000
Acres	2.38
Year Built	1983
Type	Commercial
Status	Active

Community Information

Address	8647 Wurzbach Rd
Area	0400
Subdivision	N/A
City	San Antonio
County	Bexar
State	TX
Zip Code	78240-1225

Amenities

Utilities	Electricity, Gas, Other, Telephone, Sewer, Water
Parking Spaces	114

Interior

# of Stories	2.0
Stories	2

Exterior

Roof	Flat, Other
Construction	4 Sides Masonry, Stone

School Information

District	Northside
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Additional Information

Date Listed	August 2nd, 2024
Days on Market	459
Zoning	C-1 & C-3

Listing Details

Listing Agent	Binkan Cinaroglu
Listing Office	Kuper Sotheby's Int'l Realty

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