

\$875,000 - 1283 State Highway 46, New Braunfels

MLS® #1807843

\$875,000

Bedroom, Bathroom, 3,826 sqft
Commercial on 2.56 Acres

N/A, New Braunfels, TX

Being inside New Braunfels city limits and bordering other commercial property on Hwy 46, It seems reasonable that a commercial designation could be obtained for the subject property. This property has 3 significant structures with a gross square footage of 6,921 sq ft. The main house is 3800 square feet of air conditioned space (3 bedroom, 2.5 bath) and 1,121 sq ft of an oversized attached 3 car garage. The house is 2 stories, but the second floor is a one room climate controlled storage space. There is access from both the inside and the outside of the house to the second floor. The main floor has an enormous open space with living, dining, kitchen and more. All this space is very conducive to commercial use. The shop building is 2,000 sq ft on slab with metal roof and walls and is insulated. The shop also has an office area with bathroom and overhead doors. The 3rd building is a nice cabin of 576 square feet. It's fully finished out with a one bed and bath apartment arrangement. Much of the property is fenced and cross fenced with a metal electric gate entrance. This is a very clean property with a lot to offer for multiple uses. Be creative!!

Built in 2001

Essential Information

MLS® #	1807843
Price	\$875,000



Square Footage	3,826
Acres	2.56
Year Built	2001
Type	Commercial
Sub-Type	Multi-Use
Status	Active

Community Information

Address	1283 State Highway 46
Area	2707
Subdivision	N/A
City	New Braunfels
County	Guadalupe
State	TX
Zip Code	78130-2718

Amenities

Amenities	Fenced Storage Yard, High Speed INternet
Utilities	Electricity, Water, Sewer
Parking Spaces	20

Interior

Heating	Central
Cooling	Central
# of Stories	2.0
Stories	2

Exterior

Roof	Metal
Construction	Stone
Foundation	Slab

School Information

District	Comal
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Additional Information

Date Listed	September 9th, 2024
Days on Market	422
Zoning	R-2 AH

Listing Details

Listing Agent Toya Ohlrich

Listing Office BHHS Don Johnson REALTORS - NB

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