

\$745,000 - 529 Sh 46 E, Boerne

MLS® #1826208

\$745,000

Bedroom, Bathroom, 2,808 sqft
Commercial on 0.00 Acres

N/A, Boerne, TX

Investment opportunity in Boerne with this commercial warehouse condo space, fully customizable and flexible to suit your needs. Current tenant with 3 year lease ending August 2028. The 2,808 square foot unit, zoned light industrial, measures 30 feet wide by 70 feet deep, offering 2,100 square feet of ground space plus a 708 square foot steel mezzanine. Complete flexibility allows for use by self-employed contractors/business owners, industrial office space, storage, shipping, and inventory needs. It can also be used for personal car collections, RV/boat storage, a man cave, or social gatherings. This drive-thru unit features an 8-foot front overhead door and a rear 14 x 14 overhead door. Amenities include HVAC with ducting, insulated masonry construction, a metal roof, LED lights, and a private restroom with a shower. Located just west of Boerne near Cordillera Ranch on SH 46, it offers quick access to Fair Oaks Ranch, San Antonio, and surrounding areas. Multiple windows provide abundant natural light. The mezzanine floor features LVP wood flooring, while the ground floor is polished concrete.

Built in 2021

Essential Information

MLS® #	1826208
Price	\$745,000
Square Footage	2,808



Acres	0.00
Year Built	2021
Type	Commercial
Status	Active

Community Information

Address	529 Sh 46 E
Area	2502
Subdivision	N/A
City	Boerne
County	Kendall
State	TX
Zip Code	78006

Amenities

Amenities	Exterior Lighting, High Speed INternet, Living Area
Utilities	Cable TV, Electricity, Septic, Water
Parking Spaces	6

Interior

Heating	Central
Cooling	Central
# of Stories	2.0
Stories	2

Exterior

Roof	Metal
Construction	Masonry/Steel
Foundation	Slab

School Information

District	Boerne
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Additional Information

Date Listed	November 29th, 2024
Days on Market	340
Zoning	LIGHT INDUSTRIAL

Listing Details

Listing Agent	Nathaniel Dumas
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Listing Office

Phyllis Browning Company

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