

\$430,000 - 204 Main St, Bandera

MLS® #1828633

\$430,000

Bedroom, Bathroom, 1,040 sqft
Commercial on 0.04 Acres

N/A, Bandera, TX

Located at 204 Main Street in Bandera, TX, this historic commercial property is currently home to a thriving retail hat shop, perfectly aligned with the town's rich cowboy heritage. Set on a .0410-acre lot, the 1,040-square-foot building, originally constructed in 1934, has been beautifully updated to blend its classic Texas charm with modern amenities. This space is a cornerstone of Bandera's vibrant Main Street, offering an ideal location for a variety of businesses. Bandera, known as the "Cowboy Capital of the World," is a magnet for visitors seeking an authentic Western experience. Main Street is the heart of this bustling town, lined with businesses that attract both locals and tourists year-round. The current hat shop thrives in this environment, drawing in customers who are captivated by the town's cowboy culture. However, this property's potential extends far beyond its current use. The versatile space, with its modern updates and historic character, can be easily transformed to accommodate a wide range of businesses. Whether you envision a boutique, an art gallery, a cafe, or a professional office, this building offers a flexible layout and an inviting atmosphere, enhanced by large windows that flood the space with natural light. With its prime location on Main Street, 204 Main Street benefits from high visibility and foot traffic, making it an excellent investment for entrepreneurs looking to establish a presence in Bandera's thriving commercial district. The



town's economy, driven by tourism and a strong sense of community, provides a fertile ground for new businesses to flourish. This property is more than just a retail space-it's a gateway to endless possibilities. Whether you continue the legacy of the current shop or introduce a new venture to Bandera's eclectic mix of businesses, this location offers the perfect setting to make your mark in the "Cowboy Capital of the World."

Built in 1934

Essential Information

MLS® #	1828633
Price	\$430,000
Square Footage	1,040
Acres	0.04
Year Built	1934
Type	Commercial
Sub-Type	Retail/Shop
Status	Active

Community Information

Address	204 Main St
Area	2400
Subdivision	N/A
City	Bandera
County	Bandera
State	TX
Zip Code	78003-3654

Amenities

Amenities	High Speed INternet
Utilities	Electricity, Sewer, Water
Parking Spaces	10

Interior

# of Stories	0.0
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Exterior

Roof	Concrete
Construction	Other

School Information

District	Bandera Isd
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Additional Information

Date Listed	December 11th, 2024
Days on Market	328
Zoning	COMMERCIAL

Listing Details

Listing Agent	Mark Bukowski
Listing Office	Legacy Broker Group

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