

\$499,500 - 1301 Hospital Blvd Bldg, Floresville

MLS® #1877001

\$499,500

Bedroom, Bathroom, 2,294 sqft
Commercial on 0.00 Acres

N/A, Floresville, TX

Turnkey Commercial Opportunity in the Heart of Floresville - Fully Renovated & Ready for Business! Welcome to a one-of-a-kind commercial property located in Floresville, Texas conveniently located next to Pecan Park and masterfully remodeled in 2022 by Tieken Outfitters. This beautifully updated and versatile building spans approximately 2,294 square feet and sits on .86 acres, offering an ideal setup for a cafe, bakery, coffee shop, ice cream parlor, or multi-tenant concept. From the moment you arrive, the custom iron and glass doors, white brick, and sleek design set the tone for a well-thought-out, modern yet welcoming, business space. The exterior features 10-15 parking spaces, a crushed granite outdoor seating area shaded by a mature oak, a wraparound concrete apron, a drive-through lane and drive-through window - perfect for a high-traffic, fast-service concept. Inside, the concrete floors, built-in wraparound countertops, a bar-height seating area, and multiple other seating areas are equipped with outlets and USB ports make the main customer/dining area both attractive and highly functional. There are over 23 outlets in the common area, allowing flexibility for tech, lighting, display cases, or customer use. The setup includes space for bakery and ice cream cases in the main wrap around counter and plenty of room to create a vibrant, customer-friendly atmosphere. The Back of House is equally well-equipped: ~Two lockable rooms for storage or private offices



~A large walk-in storage or office space ~A security system closet, HVAC closet, and open prep area ~A walk-in room featuring a 4' x 48" Type 2 430 stainless steel exhaust hood and stainless steel backsplash, ready for commercial kitchen setup ~Sink hook-ups and power outlets are strategically placed throughout all the service areas, bar, drive through window and prep zones. Additional highlights include: ~Dual HVAC units installed in 2022 for efficient climate control ~Private employee restroom in the back and a stylish public restroom with a large vanity, antique mirror, designer light fixture, and changing table ~Three electrical breaker panels allow for dual tenant leasing with shared common areas ~A leased, transferrable alarm system with indoor/outdoor cameras, glass-break and door sensors, remote mobile access, and a control panel. Furniture and decor items convey, offering a nearly turnkey setup for the new owner. The property's tax details will be updated to reflect the new parcel configuration, as it is currently part of a larger tract that includes another building. Once split, the .86-acre parcel will be assessed independently. Whether you're an investor looking for a multi-use commercial property, or an entrepreneur ready to launch your dream venture in a high-growth area, this fully outfitted space is packed with potential. Schedule your private showing today and imagine the future of your business here in Floresville! Email all questions and offers to Hannah.

Essential Information

MLS® #	1877001
Price	\$499,500
Square Footage	2,294
Acres	0.00

Type	Commercial
Status	Active

Community Information

Address	1301 Hospital Blvd Bldg
Area	2800
Subdivision	N/A
City	Floresville
County	Wilson
State	TX
Zip Code	78114

Amenities

Amenities	Exterior Lighting, Inside Storage, Security System
Utilities	Electricity, Sewer, Water
Parking Spaces	15

Interior

Heating	Central
Cooling	Central
# of Stories	1.0
Stories	1

Exterior

Roof	Metal
Construction	Brick
Foundation	Slab

School Information

District	Floresville Isd
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Additional Information

Date Listed	June 19th, 2025
Days on Market	133
Zoning	COMMERCIAL

Listing Details

Listing Agent	Hannah Dugi
Listing Office	Real Broker, LLC

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