

\$419,000 - 264 Rosalie, New Braunfels

MLS® #1882286

\$419,000

Bedroom, Bathroom, 2,350 sqft
Multi-Family (2-8 Units) on 0.19 Acres

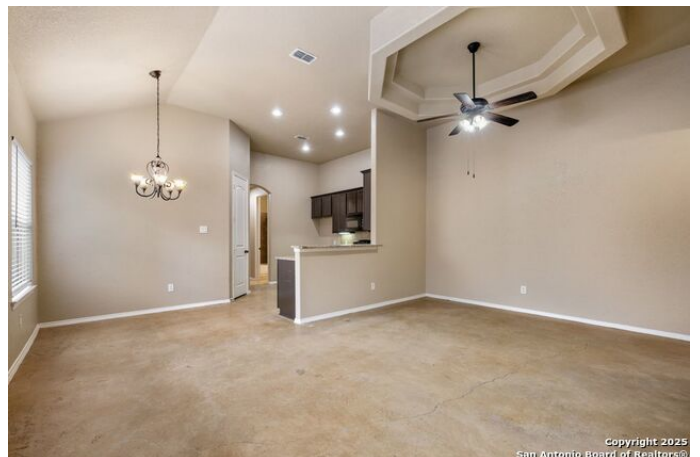
OELKERS ACRES, New Braunfels, TX

Exceptional investment opportunity in the desirable I35 Corridor between Austin and San Antonio featuring this well-maintained 2014 brick duplex with one side currently leased at \$1,595 monthly with one year remaining on the lease. Perfect for house hacking or buy-and-hold investors, this property offers immediate cash flow potential and boasts remarkably low carrying costs including property taxes and HOA fees of only \$220 annually for both units. Each side features 3 bedrooms, 2 bathrooms, and a 2-car front-entry garage, with modern stained concrete flooring throughout for easy maintenance and durability. The units showcase granite countertops, ceiling fans, decorative fixtures, full-size washer/dryer connections, covered patios, and fenced backyards, all situated minutes from shopping with convenient IH 35 access. Professional property management is available for hands-off investing, making this an ideal turnkey opportunity for both new and seasoned investors seeking strong returns in a growing market.

Built in 2013

Essential Information

MLS® #	1882286
Price	\$419,000
Square Footage	2,350



Acres	0.19
Year Built	2013
Type	Multi-Family (2-8 Units)
Sub-Type	One Story
Status	Active

Community Information

Address	264 Rosalie
Area	2621
Subdivision	OELKERS ACRES
City	New Braunfels
County	Comal
State	TX
Zip Code	78130

Interior

Heating	Central
Cooling	Unit Central

Exterior

Exterior	Brick
Exterior Features	Covered Patio
Roof	Composition
Foundation	Slab

School Information

District	Comal
Elementary	Freiheit
Middle	Canyon
High	Canyon

Additional Information

Date Listed	July 8th, 2025
Days on Market	119

Listing Details

Listing Agent	Erion Shehaj
Listing Office	Signature Real Estate

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