

\$2,300,000 - 3124 Fm 2673, Canyon Lake

MLS® #1895110

\$2,300,000

Bedroom, Bathroom, 21,230 sqft
Commercial on 3.29 Acres

N/A, Canyon Lake, TX

Prime Mixed-Use Investment! This unique property combines residential and commercial income streams with a small home, 11 RV spaces, and 36 storage units. Three RV spots sit beneath a massive metal carport, part of which is enclosed to include a small residence, an additional RV hookup, and space for storage or parking. Current rental income includes the home at \$800/month, RV spaces ranging from \$550-650/month all bills paid, storage units at \$85/month, and a two-room shop leased for \$1,100/month to a cabinet maker. The property is well-equipped with utility connections, multiple electric services including 3-phase service, and three septic tank systems. Zoned both commercial and residential, this peaceful property with hill country views and private water offers excellent flexibility for investors or owner-operators. Please allow 4 hours notice for showings.

Built in 1985

Essential Information

MLS® #	1895110
Price	\$2,300,000
Square Footage	21,230
Acres	3.29
Year Built	1985
Type	Commercial
Sub-Type	Multi-Use



Status	Price Change
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Community Information

Address	3124 Fm 2673
Area	2603
Subdivision	N/A
City	Canyon Lake
County	Comal
State	TX
Zip Code	78133

Amenities

Amenities	Inside Storage, Living Area, Outside Storage, Security System
Utilities	Electricity, Water, Septic
Parking Spaces	15

Interior

Cooling	Window
# of Stories	0.0

Exterior

Roof	Composition, Metal
Construction	Metal, Metal Structure, Other

School Information

District	Comal
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Additional Information

Date Listed	August 23rd, 2025
Days on Market	72
Zoning	COMMERCIAL & RESIDENTIAL

Listing Details

Listing Agent	Nicolas Salas
Listing Office	Real Broker, LLC

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