

\$3,500,000 - 1510 S Main, Boerne

MLS® #1908924

\$3,500,000

Bedroom, Bathroom, 5,168 sqft
Commercial on 0.66 Acres

N/A, Boerne, TX

Prime Medical Investment Opportunity in Boerne, TX Offered for sale: a fully leased two-story commercial building with 100% occupancy in a highly desirable Boerne location. Anchored by a long-term medical clinic tenant with a 5-year lease, this property provides immediate cash flow and long-term stability. Location: Exceptional visibility and easy access from I-10 and S Main Street Building: Recently remodeled in 2022, featuring modern finishes and upgrades Accessibility: Equipped with an elevator for convenience Parking: Private parking lot dedicated to the building Tenant: Established medical clinic, ensuring a reliable income stream This turnkey property combines a prime location with a strong tenant profile, making it an ideal choice for investors seeking stability and growth in the thriving Boerne market.

Built in 2013

Essential Information

MLS® #	1908924
Price	\$3,500,000
Square Footage	5,168
Acres	0.66
Year Built	2013
Type	Commercial
Sub-Type	Office/Medical/Prof Bldg
Status	Active



Community Information

Address	1510 S Main
Area	2508
Subdivision	N/A
City	Boerne
County	Kendall
State	TX
Zip Code	78006

Amenities

Utilities	Electricity, Water, Sewer
Parking Spaces	15

Interior

Heating	Other, Zoned
Cooling	Three+ Central, Heat Pump, Zoned
# of Stories	2.0
Stories	2

Exterior

Roof	Metal
Construction	Stucco

School Information

District	Boerne
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Additional Information

Date Listed	September 18th, 2025
Days on Market	44
Zoning	C3

Listing Details

Listing Agent	Lana Marinin
Listing Office	Texas Prestige Realty

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