

\$175,000 - 1806 San Fernando, San Antonio

MLS® #1916513

\$175,000

Bedroom, Bathroom, 1,280 sqft
Multi-Family (2-8 Units) on 0.10 Acres

COMMERCE S TO GUADALUPE SA, San Antonio, TX

Presenting a truly unique real estate asset: a six-unit communal living structure crafted from architecturally refurbished shipping containers. This property has been meticulously designed and custom-engineered for exceptional durability and modern aesthetics, ensuring it stands out in the market. The heavy lifting is done. This project is more than halfway complete, allowing the new owner to step in and capture instant equity by finishing the final touches. All major construction elements are complete: * High-efficiency foam insulation throughout the structure. * All plumbing and electrical rough-ins are finalized. * Sheetrock and roofing are complete and sealed. The remaining work-float/texture of sheetrock, painting, flooring, and fixture installation-provides the new owner the unique chance to customize the final finish and tailor the investment to their precise vision and brand. Communal Core: Design Engineered for Interaction The first level embodies the spirit of open-concept community. This vibrant gathering space features a spacious community kitchen and dining area, a shared living room, and a dedicated office nook. The containers are strategically positioned, utilizing multiple large windows and glass sliding doors to maximize natural light and maintain a wide-open, social atmosphere. The signature centerpiece is the large, covered courtyard at the heart of the downstairs area, offering an ideal, shaded hub for community activities and



relaxation. Private Quarters: Six Self-Contained Units Climbing the sturdy metal stairs, the second level hosts six individual, private living quarters split between two structures. Each unit is designed for maximum efficiency and self-sufficiency: *

Each unit features its own split-unit air conditioner for personalized climate control. *

Units are perfectly sized to accommodate twin or bunk beds and necessary small furniture. *

Crucially, every unit includes a private, roughed-in bathroom, with plumbing ready for final toilet, vanity, and shower installation. A Unique Investment Proposition We invite two distinct types of buyers to explore this unparalleled opportunity: Organizations seeking reliable, flexible, and affordable space to house staff (ideal for nonprofits, seasonal workers, or corporate teams), and savvy Investors looking for a multi-living property designed for high income generation and low maintenance. Come see why everyone stops to look at this property.

Built in 2021

Essential Information

MLS® #	1916513
Price	\$175,000
Square Footage	1,280
Acres	0.10
Year Built	2021
Type	Multi-Family (2-8 Units)
Sub-Type	Two Story
Status	Active

Community Information

Address	1806 San Fernando
Area	0700
Subdivision	COMMERCE S TO GUADALUPE SA
City	San Antonio

County	Bexar
State	TX
Zip Code	78207

Interior

Heating	Other
Cooling	Other, Window/Wall

Exterior

Exterior	Metal Structure
Roof	Metal
Foundation	Slab

School Information

District	San Antonio I.S.D.
Elementary	Dezavala
Middle	Tafolla
High	Lanier

Additional Information

Date Listed	October 18th, 2025
Days on Market	15

Listing Details

Listing Agent	Eli Sanchez
Listing Office	eXp Realty

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