

\$795,000 - 305 W Ashby, San Antonio

MLS® #1917529

\$795,000

Bedroom, Bathroom, 3,818 sqft
Commercial on 0.20 Acres

N/A, San Antonio, TX

LOCATION! DOWNTOWN VIEWS! HISTORIC ELEGANCE! And plenty of room to spread out. This historic gem with almost 4,000 square feet is a great opportunity for office space. On the southern edge of historic Monte Vista and with immediate access to downtown, many homes on this street have been converted to legal and medical offices. This particular property is on a corner and has a side GATED parking area.

DIRECTLY ACROSS THE STREET FROM THE KOEHLER HOUSE.

Four living areas spread across three floors. Downtown views from the wraparound balcony and third floor finished attic. Elevated from street level, the home has a stately presence, nestled amongst mature trees. the wraparound front porch and duplicate balcony above are wonderful outdoor spaces to take in this vibrant historic district. Marvel at the architectural details of the gracious foyer before passing through original glass pocket doors to the formal dining room and on to the large island kitchen, the heart of this home, well-designed for entertaining on a grand scale. (Large mud room/pantry/laundry room off kitchen.) Beautiful fireplaces grace both the formal living and dining rooms, with a third in the upstairs living area. The foyer is duplicated on the second floor, with the grand staircase continuing on to the third floor. All bedrooms are upstairs, but the additional second floor living area with fireplace offers a unique



separation of the bedrooms for privacy. A club bath with shower services two of the larger bedrooms, while the primary bedroom has a large bath with antique tub AND separate walk-in shower. The library/study on the first floor is a true treasure, with private outside access. Each large bedroom would make wonderful private offices and the common living areas offer elegant conference spaces. Third floor finished attic space is expansive, with views of downtown. Large glass sunroom/greenhouse on side balcony! Detached quarters need refurbishment, but offers great long or short-term rental opportunity, or studio workspace. Roof replaced 2022, Exterior paint 2022. Zoned central AC for each floor.

Built in 1910

Essential Information

MLS® #	1917529
Price	\$795,000
Square Footage	3,818
Acres	0.20
Year Built	1910
Type	Commercial
Sub-Type	Office/Medical/Prof Bldg
Status	Active

Community Information

Address	305 W Ashby
Area	0900
Subdivision	N/A
City	San Antonio
County	Bexar
State	TX
Zip Code	78212

Amenities

Amenities	Controlled Access, Exterior Lighting, High Speed INternet, Living Area, Security System, Security Fence
Utilities	Electricity, Gas, Water, Telephone, Sewer, Cable TV
Parking Spaces	6

Interior

Heating	Central
Cooling	Central
# of Stories	3.0
Stories	3

Exterior

Roof	Heavy Composition
Construction	Wood

School Information

District	San Antonio I.S.D.
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Additional Information

Date Listed	October 22nd, 2025
Days on Market	12
Zoning	R-4

Listing Details

Listing Agent	Edward Alanis
Listing Office	San Antonio Portfolio KW RE

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