

# \$550,000 - 1426 S New Braunfels Ave, San Antonio

MLS® #1918831

**\$550,000**

Bedroom, Bathroom, 6,421 sqft  
Commercial on 0.17 Acres

N/A, San Antonio, TX

\*Seller financing available for well-qualified Buyers: 25% down, 6% interest rate, 3-year balloon. Strategically located in the rapidly growing East San Antonio corridor, just minutes from Downtown San Antonio, the Pearl District, and Broadway, this 6,421-square-foot freestanding commercial property offers unparalleled potential for redevelopment or immediate investment. Zoned C-2, the property provides versatile use options, including commercial applications, mixed-use development, or the addition of up to four residential units. Property highlights include two off-street parking spaces at the front and a gated rear lot with a capacity for 8-10 vehicles. The top floor is vacant and partially converted into a residential loft featuring high ceilings, two full bathrooms, a spacious living area, a large closet, and washer/dryer connections. Reinstalling windows in the original openings could unveil stunning skyline views from your living room or office. Roof access is already in place, with the option to install an interior spiral staircase, offering the potential to add a rooftop terrace with breathtaking Downtown San Antonio views. The ground floor is currently leased below market rate to a related party, providing immediate cash flow with significant upside. Area industrial and flex properties lease for \$9-\$12/SF plus NNN. Pro forma projections at \$9/SF yield \$57,789 annually, equating to an 10.5% CAP rate at the current list price. Strategic upgrades could elevate potential



rents to \$18/SF, significantly enhancing returns. Improvements include a TPO roof (2021) and gated fencing (2023), enhancing both the property's value and functionality. Its prime location in a high-traffic area near some of San Antonio's most iconic districts ensures excellent visibility and access, making it highly attractive to tenants and end-users alike. This property offers a range of future development opportunities, from live/work lofts and ground-floor retail with private residences above to potential residential/commercial condo conversions. The existing rooftop access and the ability to create a rooftop terrace further align with the demand for modern, flexible spaces in this sought-after market. With its flexible zoning, recent capital improvements, and strong redevelopment potential, 1426 S. New Braunfels represents a rare opportunity to secure a high-performing asset in one of San Antonio's fastest-growing areas.

Built in 1960

**Essential Information**

|                |            |
|----------------|------------|
| MLS® #         | 1918831    |
| Price          | \$550,000  |
| Square Footage | 6,421      |
| Acres          | 0.17       |
| Year Built     | 1960       |
| Type           | Commercial |
| Sub-Type       | Multi-Use  |
| Status         | New        |

**Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 1426 S New Braunfels Ave |
| Area        | 1200                     |
| Subdivision | N/A                      |
| City        | San Antonio              |
| County      | Bexar                    |

|          |            |
|----------|------------|
| State    | TX         |
| Zip Code | 78210-2249 |

### Amenities

|                |                                                     |
|----------------|-----------------------------------------------------|
| Amenities      | Exterior Lighting, Fenced Storage Yard, Living Area |
| Utilities      | Electricity, Water, Sewer                           |
| Parking Spaces | 10                                                  |

### Interior

|              |             |
|--------------|-------------|
| Heating      | Window Unit |
| Cooling      | Other       |
| # of Stories | 2.0         |
| Stories      | 2           |

### Exterior

|              |                     |
|--------------|---------------------|
| Roof         | Flat                |
| Construction | Brick, Stucco, Wood |
| Foundation   | Slab                |

### School Information

|          |                    |
|----------|--------------------|
| District | San Antonio I.S.D. |
|----------|--------------------|

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 28th, 2025 |
| Days on Market | 6                  |
| Zoning         | C-2                |

### Listing Details

|                |               |
|----------------|---------------|
| Listing Agent  | Johnny Devora |
| Listing Office | Devora Realty |

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