

\$1,200,000 - 6395 Old Babcock, San Antonio

MLS® #1919146

\$1,200,000

Bedroom, Bathroom, 2,843 sqft
Commercial on 0.00 Acres

N/A, San Antonio, TX

Exceptional Opportunity to Acquire a Commercial Property in the San Antonio Medical Center! Building & Zoning: Remodeled shell building (2025) with updated zoning to Neighborhood Commercial (NC) allowing for flexible uses Lot size: ~1 Acre with ingress from and egress to Old Babcock Rd, Building Sizes: 2843 sq. ft. shell building with utilities in place and a 400 sq ft storage two-story storage building Approved Plans: City-approved construction plans, new survey, and platting included Location: Prime area near major hospitals, USAA, UT San Antonio, La Cantera, The Rim, Medical Drive, local businesses, and key highways Potential Uses: Ideal for a variety of commercial ventures such as:-Medical or Dental Office-Law Firm or Professional Office-Coffee Shop, Bakery, Grocery, or QSR-Veterinary Clinic or Pet Grooming Features & Upgrades: 10-space asphalt parking lot completed (October 2025) Additional Options: Available for long-term lease, as well. This property offers flexibility, visibility, and is in a strategic location dense with residential, national retailers and restaurants, medical providers, and more, making it a perfect investment opportunity for a wide range of uses.

Built in 1960

Essential Information

MLS® # 1919146



Price	\$1,200,000
Square Footage	2,843
Acres	0.00
Year Built	1960
Type	Commercial
Sub-Type	Office/Medical/Prof Bldg
Status	New

Community Information

Address	6395 Old Babcock
Area	0400
Subdivision	N/A
City	San Antonio
County	Bexar
State	TX
Zip Code	78240

Amenities

Utilities	Electricity, Water, Sewer
Parking Spaces	10

Interior

# of Stories	0.0
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Exterior

Roof	Metal
Construction	Other, Wood
Foundation	Slab

School Information

District	Northside
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Additional Information

Date Listed	October 29th, 2025
Days on Market	4
Zoning	NEIGHBORHOOD COMMERCIAL

Listing Details

Listing Agent	Sabu John
Listing Office	Leverage Realty Consulting Group

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