

# \$2,400,000 - 112 N Liberty Ave, New Braunfels

MLS® #1669889

## \$2,400,000

Bedroom, Bathroom, 1,688 sqft  
Commercial on 0.34 Acres

N/A, New Braunfels, TX

This location is in the heart of everything New Braunfels. Walking distance to Schlitterbahn, Prince Solms Park, Landa Golf, Comal River, and downtown. The sale of this property comes with the adjacent property at 112 N. Liberty. These properties combined offer endless opportunities for an investor. Enjoy three street fronts (Union, Common, and Liberty) in one of the busiest parts of the city. Combining these properties offers .79 total acres and two usable structures. One which is currently being used as an active day care and has been in business for over 30 years.



Built in 1924

## Essential Information

|                |                    |
|----------------|--------------------|
| ListingFeed    | sabor_vow_sold     |
| MLS® #         | 1669889            |
| List Price     | \$2,400,000        |
| Sale Price     | \$1,950,000        |
| Sale Date      | October 17th, 2023 |
| Square Footage | 1,688              |
| Acres          | 0.34               |
| Year Built     | 1924               |
| Type           | Commercial         |
| Status         | Sold               |

## Community Information

|             |                   |
|-------------|-------------------|
| Address     | 112 N Liberty Ave |
| Subdivision | N/A               |

|          |               |
|----------|---------------|
| City     | New Braunfels |
| County   | Comal         |
| State    | TX            |
| Zip Code | 78130         |

### **Amenities**

|                |   |
|----------------|---|
| Amenities      | Inside Storage, Living Area                 |
| Utilities      | Electricity, Other, Telephone, Sewer, Water |
| Parking Spaces | 10  |

### **Interior**

|              |   |
|--------------|---|
| # of Stories | 1 |
| Stories      | 1 |

### **Exterior**

|              |                    |
|--------------|--------------------|
| Roof         | Composition        |
| Construction | Brick, Other, Wood |
| Foundation   | Slab               |

### **School Information**

|          |                   |
|----------|-------------------|
| District | New Braunfels ISD |
|----------|-------------------|

### **Additional Information**

|        |     |
|--------|-----|
| Zoning | R-3 |
|--------|-----|