

\$3,650,000 - 20376 Nw Fm 2252, Garden Ridge

MLS® #1700251

\$3,650,000

Bedroom, Bathroom, 30,000 sqft
Commercial on 5.53 Acres

N/A, Garden Ridge, TX

FANTASTIC INVESTMENT

OPPORTUNITY...with unlimited options & no restrictions in the fast growing area of Garden Ridge. Your tenants have endless possibilities and plenty of room to expand their business. Sale is comprised of 5 separate warehouses 30,000 sq. ft.- each includes 6,000 sq. ft. with 1,000 sq. ft. of finished out office space totaling 30,000 sq. ft. Each warehouse ceiling measures 16' high has 2 overhead doors (14' x 12') and 2 entry doors. Each warehouse is suited with an indoor weight bearing loft for supplies & additional storage, cubicles, storage room & an office bathroom & 1 in the bay area. Prime location~ minutes from I-35 corridor & easy access to the north-15 miles south of New Braunfels 55 minutes from Austin and to the south-25 minutes from San Antonio Airport. 1st build was previously occupied by the owner, all of the 5 buildings are ready for you to set the leases for you new tenants. Your tenants have endless possibilities and plenty of room to expand their business. Each unit has separate electrical & septic systems. Remaining back of tract (approx. 2 AC) is flat and has potential for RV & Commercial storage rental or to build an additional warehouse!

Built in 2021

Essential Information

ListingFeed sabor_vow_sold



MLS® #	1700251
List Price	\$3,650,000
Sale Price	\$3,300,000
Sale Date	October 13th, 2023
Square Footage	30,000
Acres	5.53
Year Built	2021
Type	Commercial
Status	Sold

Community Information

Address	20376 Nw Fm 2252
Subdivision	N/A
City	Garden Ridge
County	Comal
State	TX
Zip Code	78266-2827

Amenities

Amenities	Sprinkler System
Utilities	Electricity, Water
Parking Spaces	86

Interior

Heating	Central
Cooling	Central
# of Stories	1
Stories	1

Exterior

Roof	Metal
Construction	Metal
Foundation	Slab

School Information

District	Comal ISD
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Additional Information

Zoning	ETJ
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