

\$2,500,000 - 6000 Fm 2673, Canyon Lake

MLS® #1716626

\$2,500,000

Bedroom, Bathroom, 4,170 sqft
Commercial on 24.84 Acres

N/A, Canyon Lake, TX

This 24.8-acre commercial property offers an exceptional opportunity for investors and businesses looking for a prime location with versatile features. The property includes a spacious 4,170 sq ft commercial office building, Plus 19,000 sqft asphalt paved parking with curbs which currently houses a longterm tenant, ensuring stable income. The property's strategic location, just minutes from the picturesque Canyon Lake, offers potential tenants and customers a serene and attractive environment. Additionally, being situated directly across the road from "Watercolours at Canyon Lake," a substantial 294-acre master-planned community, presents opportunities for synergy and collaboration with the development. For investors looking to diversify or develop the property further, it's worth noting that the land can be divided as needed, allowing for customized use or potential expansion. Whether you're looking to invest in a property with a stable tenant, capitalize on the nearby community development, or take advantage of the versatile land for your own ventures, this commercial real estate listing offers a range of possibilities. Don't miss the chance to explore this prime location and its potential for growth and success.



Built in 1999

Essential Information

ListingFeed	sabor_vow_sold
MLS® #	1716626
List Price	\$2,500,000
Sale Price	\$1,854,785
Sale Date	December 29th, 2023
Square Footage	4,170
Acres	24.84
Year Built	1999
Type	Commercial
Status	Sold

Community Information

Address	6000 Fm 2673
Subdivision	N/A
City	Canyon Lake
County	Comal
State	TX
Zip Code	78133-5684

Amenities

Amenities	High Speed INternet, Outside Storage
Utilities	Electricity, Water, Telephone, Septic
Parking Spaces	25

Interior

Heating	Central
Cooling	Central

Exterior

Roof	Composition
Construction	Stone, Wood
Foundation	Slab

School Information

District	Comal ISD
----------	-----------

Additional Information

Zoning	400M
--------	------