

\$3,650,000 - 20376 Fm 2252, San Antonio

MLS® #1861447

\$3,650,000

0 Bedroom, 0.00 Bathroom,
Commercial Sale on 5.53 Acres

Wilsons Acres, San Antonio, TX

FANTASTIC INVESTMENT OPPURTUNITY~

Prime location, minutes from I-35 corridor in the fast growing area of Garden Ridge. No restrictions with unlimited options. Sale is comprised of 5 separate warehouses totaling 30,000 sq. ft. - each includes 6,000 sq. ft. with 1,000 sq. ft. of finished out office space. Each warehouse ceiling measures 16' high~2 overhead doors (14' x 12') and 2 entry doors. The warehouses are suited with an indoor weight bearing loft for supplies & additional storage. Each unit includes office cubicles, storage rooms and inside bathroom & one in the bay area. Gated & fenced storage area attached to first building. Easy access to the north-15 miles south of New Braunfuels and to the south-23 miles from San Antonio Airport. The seller privously occupied the 1st warehouse -built in 2005 the other 4 were built in 2022. All 5 are ready for you to lease to new tenants. Each tenant has separate electrical & septic systems with plenty of room for them to expand their business. Back of tract (approx. 2 AC) is flat & offers a wide spectrum of possibilities~ possibly for RV storage rental or build another building.



Built in 2022

Essential Information

ListingFeed abor_vow

MLS® # 1861447

List Price	\$3,650,000
Sale Price	\$3,300,000
Sale Date	October 13th, 2023
Bathrooms	0.00
Acres	5.53
Year Built	2022
Type	Commercial Sale
Sub-Type	Warehouse
Status	Closed

Community Information

Address	20376 Fm 2252
Subdivision	Wilsons Acres
City	San Antonio
County	Comal
State	TX
Zip Code	78266

Amenities

Utilities	Above Ground Utilities, Cable Available, Electricity Available, Electricity Connected, High Speed Internet Available, Phone Available, See Remarks, Water Available, Water Connected
Parking	Additional Parking, Concrete, Gravel, Outside, Oversized, Parking Pad, See Remarks, Workshop in Garage
View	Meadow, Rural

Interior

Interior	Concrete, Laminate
Heating	Central, Exhaust Fan, Electric, See Remarks
Cooling	Central Air, Electric, Separate Meters, See Remarks

Exterior

Exterior Features	Storage
Lot Description	Flat
Construction	Metal Siding, Concrete, See Remarks
Foundation	Slab