

# \$1,999,999 - 14041 Fm 306, Canyon Lake

MLS® #4489809

## \$1,999,999

0 Bedroom, 0.00 Bathroom,  
Commercial Sale on 6.59 Acres

N/A, Canyon Lake, TX

"BEAUTIFUL" COMMERCIAL BUILDING - 6.586 ACS W/ 300+ FT OF FRONTAGE FM 306. OFFICE IS 1890 SF; HAS CENTRAL A/C-HEAT; 1 BATHROOM; PLUMBED FOR ADDITIONAL TOILET IF NEEDED. WAREHOUSE IS 4800 SF; THIS IMMACULATE PROPERTY HAS CUSTOM CABINETS. CUSTOM CONCRETE FLOORS. 4 COMMERCIAL ROLL UP DOORS; THE SMALL OFFICE IN WAREHOUSE HAS A/C UNIT AND HEAT. MUST SEE TO APPRECIATE. THE ACREAGE HAS SO MANY POSSIBILITIES FOR SEVERAL BUSINESS; RV PARK, STORAGE BUILDINGS ETC... NOW USED FOR AUTO STORAGE/WORKSHOP. SUPER LOCATION NEAR CANYON LAKE DAM AND THE GUADALUPE RIVER. BACK SIDE OF PROPERTY HAS GREAT VIEW OF THE CANYON LAKE DAM. CALL FOR APPOINTMENT!



Built in 2016

## Essential Information

ListingFeed	abor_vow
MLS® #	4489809
List Price	\$1,999,999
Sale Price	\$1,700,000
Sale Date	May 4th, 2023
Bathrooms	0.00
Acres	6.59

Year Built	2016
Type	Commercial Sale
Sub-Type	Warehouse
Status	Closed

### **Community Information**

Address	14041 Fm 306
Subdivision	N/A
City	Canyon Lake
County	Comal
State	TX
Zip Code	78133

### **Amenities**

Utilities	Cable Available, High Speed Internet Available, Water Available, Water Connected
Parking	Additional Parking, Garage Faces Front, Garage, Asphalt, Drive Through, Garage Faces Rear, Parking Lot, Storage
Garages	Garage Door Opener
View	Pasture, Panoramic

### **Interior**

Interior	Laminate, Concrete
Heating	Central
Cooling	Central Air, Electric, Wall/Window Unit(s)

### **Exterior**

Construction	Metal Siding
Foundation	Slab