

# **\$2,200,000 - 1111 Gruene Road, New Braunfels**

MLS® #9530229

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## **\$2,200,000**

0 Bedroom, 0.00 Bathroom,  
Commercial Sale on 0.91 Acres

Gruene Cliff 2, New Braunfels, TX

**BACK ON MARKET.**

Presenting an opportunity to acquire a successful boutique hotel/bed and breakfast in Historic Gruene, Texas with substantial upside potential for an experienced owner/operator. Unprecedented views and over 200 feet of private access to the Guadalupe River make this a rare opportunity.

The existing owners have occupied and operated the Inn for over 15 years and are looking to retire and spend time with family. Gruene River Inn presents an opportunity for a new owner/operator that can make the property reach its fullest potential.

The hotel consists of 3 main area: the owners suite, the common guest area, and the rental rooms. On the right hand side of the common guest area, there are 14 individual rooms, each with a private balcony view of the Guadalupe River. A covered deck area on the end of the building provides a common area for guests to socially gather and enjoy the scenic views of the river and historic Gruene. On the left hand side of the common guest area is the owners suite.

The owner's suite is an approximately 3,000 square foot, 3 bedroom, 2 bathroom unit complete with private entrance, kitchen, dining, 2 living areas and a large outdoor deck. The owners have recently renovated the suite and



updated the deck.

This property provides numerous value add opportunities for an experienced hospitality operator. The owner's suite currently does not generate income and could be utilized as a long term or short term rental. Other operational changes could provide additional opportunities to increase revenue.

The property will convey turn-key, including furniture, fixtures and equipment. Sellers have obtained a current title commitment and have current inspection and engineering reports and financials available for qualified buyers.

This is an operating business. Please do not contact the property or owner directly. Showings and property information will be coordinated through listing Broker/Agent.

Built in 2001

### **Essential Information**

ListingFeed	abor_vow
MLS® #	9530229
List Price	\$2,200,000
Sale Price	\$1,500,000
Sale Date	March 29th, 2022
Bathrooms	0.00
Acres	0.91
Year Built	2001
Type	Commercial Sale
Sub-Type	Hotel/Motel
Status	Closed

### **Community Information**

Address	1111 Gruene Road
Subdivision	Gruene Cliff 2
City	New Braunfels
County	Comal

State TX  
Zip Code 78130

**Amenities**

Utilities Cable Available, Cable Connected, Electricity Connected, Natural Gas Connected, High Speed Internet Available, Phone Connected, Sewer Connected, Underground Utilities, Water Connected

Parking Covered, On Site, Parking Lot

**Interior**

Interior Wood

Heating Ductless, Natural Gas

Cooling Central Air, Ductless

**Exterior**

Construction Wood Siding