

# \$4,888 - 109 N River Street, Seguin

MLS® #523180

## \$4,888

0 Bedroom, 0.00 Bathroom, 4,250 sqft  
Commercial Lease on 0.25 Acres

Inner, Seguin, Texas

Located near the center of Historic Downtown Seguin is this grand 2 story commercial building with loads of possibilities. The front facet is reminiscing of the 1930s decorative masonry style with covered awning, multiple front entry ways and large display windows. Downstairs interior layout consists of 7 office spaces, front reception area, multiple restrooms, breakroom, 3 flex rooms, emergency lights, and a walk-in safe. All exterior doors include an automatic locking mechanism for added security. Sidewalk space plus both front and back parking is available to patrons.

Built in 1935

## Essential Information

MLS® #	523180
Price	\$4,888
Bathrooms	0.00
Square Footage	4,250
Acres	0.25
Year Built	1935
Type	Commercial Lease
Sub-Type	Commercial
Status	Active

## Community Information

Address	109 N River Street
Subdivision	Inner



City	Seguin
County	Guadalupe
State	Texas
Zip Code	78155

### **Amenities**

Utilities	Electricity Available, Trash Collection Public
Features	Sidewalks
Parking	Parking Space(s)
View	None

### **Interior**

Interior	Carpet, Tile, Vinyl
Heating	Central, Electric
Cooling	Central Air, Electric
# of Stories	2
Stories	Two

### **Exterior**

Roof	Metal
Construction	Masonry
Foundation	Slab

### **School Information**

District	Seguin ISD
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### **Additional Information**

Date Listed	October 6th, 2023
Days on Market	285
Zoning	HDCOM

### **Listing Details**

Listing Office	D Lee Edwards Realty, Inc
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