

# \$2,995 - 315 W San Antonio Street 201, San Marcos

MLS® #551450

## \$2,995

0 Bedroom, 0.00 Bathroom, 1,528 sqft  
Commercial Lease on 0.48 Acres

N/A, San Marcos, Texas

Centrally located in prime downtown San Marcos, and four blocks off The Square. This lovely 1930's converted house gets both high foot and automotive traffic with 220' of frontage on San Antonio Street. Retail spaces available in 4 rooms + kitchen. Multiple office configurations possible with a large 14' x 25' conference or meeting room. Parking must be shared with restaurant next door. Street parking also available. One block from The Parlor: a residential rental project with 246 units. 7 minute walk to Texas State University campus: population 38,000. Gross lease with no NNN makes business expenses easy to budget. Low commitment 12 month lease term. Potential tenants must pass a credit check and have a business with viable income, and be willing to sign a personal guarantee.

Built in 1939

## Essential Information

MLS® #	551450
Price	\$2,995
Bathrooms	0.00
Square Footage	1,528
Acres	0.48
Year Built	1939
Type	Commercial Lease
Sub-Type	Office
Status	Active



## Community Information

Address	315 W San Antonio Street 201
Subdivision	N/A
City	San Marcos
County	Hays
State	Texas
Zip Code	78666

## Amenities

Utilities	Electricity Available, Natural Gas Available
Features	Curbs, Sidewalks, Street Lights
Parking	Four or more Spaces, Parking Space(s)
View	None

## Interior

Interior	Hardwood, Tile, Vinyl, Wood
Heating	Window Unit
Cooling	3+ Units, Wall/Window Unit(s)
# of Stories	1
Stories	One

## Exterior

Roof	Metal
Construction	Lap Siding, Wood Siding
Foundation	Pillar/Post/Pier

## School Information

District	San Marcos Cisd
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## Additional Information

Date Listed	July 21st, 2024
Days on Market	2
Zoning	CD-4

## Listing Details

Listing Office	Century 21 Randall Morris & As
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