# \$1,199,999 - 4778 Old Highway 81, New Braunfels

MLS® #568438

## \$1,199,999

0 Bedroom, 0.00 Bathroom, 5,630 sqft Commercial on 1.00 Acres

N/A, New Braunfels, Texas

One of those hard-to-find industrial properties just outside the city limits. 4778 Old Highway 81 is a versatile commercial property featuring four buildings with excellent accessibility and visibility. The site includes an 1,800-square-foot office, a 1,500-square-foot shop, a 400-square-foot efficiency unit, and a 1,500-square-foot shop office. Positioned with direct frontage and entrances along Highway 81 and Highway 482, the property offers prime exposure and easy access to I-35, making it ideal for a variety of business operations. 3 phase electrical, city sewer, and water.

Built in 1920

#### **Essential Information**

MLS® # 568438

Price \$1,199,999

Bathrooms 0.00
Square Footage 5,630
Acres 1.00
Year Built 1920

Type Commercial

Sub-Type Industrial

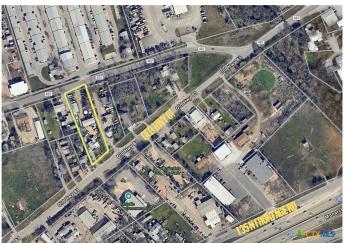
Status Active

#### Water Feature/View

View None

# **Community Information**





Address 4778 Old Highway 81

Subdivision N/A

City New Braunfels

County Comal State Texas Zip Code 78132

#### **Amenities**

Amenities Barbecue, Storage

Utilities Electricity Available, High Speed Internet Available

Features Barbecue, Storage Facilities

Parking Garage, Oversized, Parking Space(s), Three or more Spaces

# of Garages 3

#### Interior

Interior Concrete, Hardwood, Laminate

Heating Multiple Heating Units

Cooling ThreeOrMoreUnits

# of Stories 1

Stories One

#### **Exterior**

Exterior Features Storage Roof Metal

Construction Metal Frame, Wood Siding

Foundation Combination, Pillar/Post/Pier, Slab

## **School Information**

District Comal ISD

#### **Additional Information**

Date Listed February 3rd, 2025

Days on Website 272 Zoning M1

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