

\$1,250,000 - 211 N Business Ih 35, New Braunfels

MLS® #571299

\$1,250,000

0 Bedroom, 0.00 Bathroom, 2,768 sqft
Commercial on 0.22 Acres

Kuehler Add, New Braunfels, Texas

Prime Corner Lot in New Braunfels with High Traffic Exposure

This exceptional property offers a rare opportunity to own a prime corner lot in New Braunfels. With over 45,000 cars passing by daily, it boasts unparalleled visibility and accessibility. The 3,000 sqft building features three full bays, making it ideal for a variety of uses, including restaurant, bar, dealership, retail, office, or medical space.

Key Features:

Established Business: Since 1974, this property has been home to a successful business.

Flexible Use: Whether you envision an automotive shop or a trendy restaurant, this location can accommodate your vision.

Convenient Access: Situated at the intersection of Business 35 and Seguin St., it offers easy access via a side street.

Owner Financing: The seller is open to owner financing with favorable terms.

Business Opportunity: While the property stands on its own, the owner is willing to include the business if desired.

Don't miss out on this incredible opportunity to own a piece of New Braunfels history. Contact us today to explore the potential of this versatile property! ???? ?

Built in 1955

Essential Information



MLS® #	571299
Price	\$1,250,000
Bathrooms	0.00
Square Footage	2,768
Acres	0.22
Year Built	1955
Type	Commercial
Sub-Type	Commercial
Status	Active

Water Feature/View

View	None
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Community Information

Address	211 N Business Ih 35
Subdivision	Kuehler Add
City	New Braunfels
County	Comal
State	Texas
Zip Code	78130

Amenities

Amenities	Other, See Remarks, Storage
Utilities	Electricity Available, Trash Collection Public, Water Available
Features	Other, Storage Facilities, See Remarks
Parking	Parking Space(s)

Interior

Interior	Combination
Heating	Central
Cooling	Central Air
# of Stories	1
Stories	One

Exterior

Exterior Features	Lighting, Storage
Construction	Block
Foundation	Slab

School Information

District New Braunfels ISD

Additional Information

Date Listed February 27th, 2025

Days on Website 248

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