

\$1,500 - 14120 Fm 306 A, B, Canyon Lake

MLS® #587514

\$1,500

0 Bedroom, 0.00 Bathroom, 2,398 sqft

Commercial Lease on 0.40 Acres

Canyon Dam 1, Canyon Lake, Texas

Spacious commercial property available for rent just off FM 306 with excellent visibility and easy access. Features a large open shop space with stained concrete floors and ample natural light from numerous windows. Includes a versatile back room, private bathroom, and convenient on-site parking. A security system and energy-efficient mini split are already installed for comfort and peace of mind. Ideal for retail, studio, or small business use move-in ready!

This is a commercial property for commercial use only! Tenant pays for utilities. Tenant is responsible for all utilities and for maintaining the yard. Tenant is responsible for any HOA violations and fees associated.

Fees:

Application Fee of \$35 per adult.

Credit Scores:

Credit Scores will be averaged for all applicants:

Average score 600+: Deposit = 1 month's rent

Average score 500-599: Case by case decision

Average score under 499; denial of application

Income Requirements:

Income must be greater than 3 times the monthly rent.

Income must be verified through paystubs or employer offer letter.



Self employed applicants need to provide bank statements and/or tax returns.

Background:

Be prepared to upload your driver's license and pay stubs as part of the application process.

No felony convictions, bankruptcies, or evictions in the last 5 years.

Rental/Mortgage History:

Two years of verified rental history or mortgage history.

No foreclosures within the last 5 years.

Built in 1957

Essential Information

MLS® #	587514
Price	\$1,500
Bathrooms	0.00
Square Footage	2,398
Acres	0.40
Year Built	1957
Type	Commercial Lease
Sub-Type	Commercial
Status	Active

Water Feature/View

View	None
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Community Information

Address	14120 Fm 306 A, B
Subdivision	Canyon Dam 1
City	Canyon Lake
County	Comal
State	Texas
Zip Code	78133

Interior

Interior	Concrete
Heating	Window Unit
Cooling	Wall/Window Unit(s)
# of Stories	1
Stories	One

Exterior

Construction	Masonry
Foundation	Slab

School Information

District	Comal ISD
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Additional Information

Date Listed	July 23rd, 2025
Days on Website	102
Days on Market	92
Zoning	c-2



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