

\$1,250 - 14152 Fm 306, Canyon Lake

MLS® #594287

\$1,250

0 Bedroom, 0.00 Bathroom, 578 sqft
Commercial Lease on 0.25 Acres

Canyon Dam 1, Canyon Lake, Texas

Commercial Rental Opportunity! This 2-bedroom, 1-bath home features a full kitchen, utility room, and durable flooring throughout no carpet. Ceiling fans are installed in key areas for added comfort. Located on a well-traveled road with excellent visibility, it's perfect for signage and customer exposure. Off-street parking offers convenience for clients and staff. Zoned for commercial use ideal for office, retail, or service-based businesses.

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.

Animals:

Pet Fee of \$35/month per household pet

Assistance animals \$0 Pet Fee

All household pets and assistance animals must complete pet screening

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.

All residents are enrolled in the Resident Benefits Package (RBP) for \$35.00/month which includes liability insurance, credit building to help boost the resident's credit score with timely rent payments, HVAC air filter delivery (for applicable properties), move-in concierge service making utility connection and home service setup a breeze during your move-in, and much more! More details upon application.

Built in 1967

Essential Information

MLS® #	594287
Price	\$1,250
Bathrooms	0.00
Square Footage	578
Acres	0.25
Year Built	1967
Type	Commercial Lease
Sub-Type	Commercial
Status	Active

Water Feature/View

View	None
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Community Information

Address	14152 Fm 306
Subdivision	Canyon Dam 1
City	Canyon Lake
County	Comal
State	Texas
Zip Code	78133

Interior

Interior	Laminate
Cooling	OneUnit
# of Stories	1
Stories	One

Exterior

Construction	HardiPlank Type
Foundation	Raised

School Information

District	Comal ISD
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Additional Information

Date Listed	October 2nd, 2025
Days on Website	32
Zoning	C

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