

# \$995,000 - 1065 Real Lane, Canyon Lake

MLS® #439103

## \$995,000

0 Bedroom, 0.00 Bathroom, 6,455 sqft  
Commercial Sale on 2.86 Acres

Bold Creek, Canyon Lake, Texas

Just a stone's throw away from Canyon Lake and next to Boat Ramp #17, this large 2.858-acre parcel has unlimited potential, lake views and terrific visibility from FM 306.

Improvement #1 is a 5000 sf building built on-slab with wood construction which was formerly used as a bar and music venue. Notable features include stained concrete floors, a large wooden bar, a spacious kitchen area, two bathrooms, an elevated wooden stage, and an expansive dance floor/dining area that sports a 10 ft x 8 ft roll-up door. With a creative eye and a little TLC this building could be transformed into an event center, bar, or restaurant with water views by clearing a few trees. Improvement #2 appears to be a manufactured home that was converted into a permanent structure years ago with the addition of a full stone exterior. This 3-bed/2-bath gem has 1455 sf and could be a residence, office, or rental. Even more, there is room for cabins or a retail bldg! Hurry! Sold "As Is." Park Home does not convey.

Built in 1975

## Essential Information

MLS® #	439103
Price	\$995,000
Bathrooms	0.00
Square Footage	6,455
Acres	2.86



Year Built	1975
Type	Commercial Sale
Sub-Type	Commercial
Status	Active

### **Community Information**

Address	1065 Real Lane
Subdivision	Bold Creek
City	Canyon Lake
County	Comal
State	Texas
Zip Code	78133

### **Amenities**

Utilities	Electricity Available, Propane
Parking	Parking Space(s)
View	Water

### **Interior**

Interior	Concrete, Painted/Stained
Interior Features	Pull Down Attic Stairs
Heating	None
Cooling	3+ Units, Wall/Window Unit(s)
# of Stories	1
Stories	One

### **Exterior**

Exterior Features	Propane Tank - Owned
Roof	Metal
Construction	Wood Siding
Foundation	Slab

### **School Information**

District	Comal ISD
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### **Additional Information**

Date Listed	May 12th, 2021
Days on Market	88
Zoning	Any

HOA Fees                    0.00

**Listing Details**

Listing Office              Coldwell Banker D'Ann Harper

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