

\$1,395,000 - 1004 Front St, Comfort

MLS® #1522814

\$1,395,000

Bedroom, Bathroom, 5,246 sqft
Commercial on 1.05 Acres

N/A, Comfort, TX

PRIME COMMERCIAL INVESTMENT OPPORTUNITY in the beautiful Texas Hill Country. 1.05 acres in Comfort with 5,246 square feet of newly remodeled space (currently being utilized as a restaurant/leased to the owners of El Torito Grill and Cantina). Located on Business Hwy 87/Hwy 27/Front Street with a high traffic count (7,793 per TXDOT) - just off IH-10 in a well-established and prominent location for locals and visitors alike. The building was completely gutted, re-framed, reinforced, and spray foam insulated in 2019/2020. Totally remodeled: Sheetrock, paint, electric, plumbing and HVAC all redone. Built-in walk-in cooler and freezer convey. Drive-Thru with electric signage and pickup window area already in place. Paved parking lot with 22 marked parking spaces including two designated handicap spaces - additional room on the 1.05 acres lot for more parking and future development/buildings. 10'x24' Metal frame for a billboard on the west corner of the lot. This is an outstanding opportunity to self-occupy or purchase as an investment (it is currently leased) till you are ready to take over. **PLEASE DO NOT DISTURB TENANTS!!**

Built in 1986

Essential Information

MLS® #	1522814
Price	\$1,395,000



Square Footage	5,246
Acres	1.05
Year Built	1986
Type	Commercial
Status	Active

Community Information

Address	1004 Front St
Subdivision	N/A
City	Comfort
County	Kendall
State	TX
Zip Code	78013

Amenities

Amenities	Exterior Lighting, Outside Storage, Inside Storage
Utilities	Electricity, Water, Sewer, Gas
Parking Spaces	22

Interior

Heating	Central
Cooling	Central
# of Stories	1
Stories	1

Exterior

Roof	Composition
Construction	Stucco, Rock/Stone Veneer
Foundation	Slab

School Information

District	Comfort ISD
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Additional Information

Zoning	NONE
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Listing Details

Listing Office	Fore Premier Properties
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