

\$995,000 - 1065 Real Ln, Canyon Lake

MLS® #1526311

\$995,000

Bedroom, Bathroom, 6,455 sqft
Commercial on 2.86 Acres

N/A, Canyon Lake, TX

This is your ONCE-IN-A-LIFETIME opportunity to own prime commercial property in Comal County, just a "stone's throw" away from Canyon Lake and next to Boat Ramp #17.

This large, partially developed 2.858-acre parcel has unlimited potential and terrific visibility from FM 306. Close to the Log Cabins At Jacobs Creek, Millie's Waterfront Cottages, and JBSA Hancock Cove Marina (a military recreational facility). Currently, there are two main structures on the property that convey. The first improvement is a 5000 sf building built on-slab with wood construction that was formerly used as a bar, pool hall, and music venue. Notable features include stained concrete floors; a large wooden bar that is centered in front of mirrored pass-through windows, which provide seamless access to the spacious kitchen area behind; two dedicated bathrooms; a pool table area; 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 amazing event center, bar, restaurant, or wedding venue with a water view and outdoor dining space since the adjacent wooded area could be cleared in order to provide more visibility of the lake. The second improvement on the property appears to be a manufactured home that was transformed into a more permanent structure many years ago through the addition of a complete stone exterior. This updated cottage has approximately 1455 sf



and has three roomy bedrooms and two bathrooms. The kitchen is well-appointed and has ample storage, tons of counter space, and an impressive 5-burner gas stove. The gorgeous tiled shower surround in the secondary bathroom is sure to impress! Needless to say, this adorable house could be used as a residence for an owner/user, rented out for extra income, or utilized as an office for your new commercial business. Much of the land remains untouched, so there would be plenty of room to build cabins or even a retail building with ample parking. NOTE: The 240 sf Park Home building on the land is currently being used for storage and does NOT convey. Sellers will retain all mineral rights. Property is sold "As is" with no warranty. Buyers must perform due diligence to affirm that their business of choice will be permitted on the property. Utilities are present, to include a septic system and a water well; however, buyers must investigate to confirm their viability and ensure proper access. Hurry! Don't miss your chance to own this incredible water view property!

Built in 1950

Essential Information

MLS® #	1526311
Price	\$995,000
Square Footage	6,455
Acres	2.86
Year Built	1950
Type	Commercial
Status	Active

Community Information

Address	1065 Real Ln
Subdivision	N/A
City	Canyon Lake

County	Comal
State	TX
Zip Code	78133

Amenities

Amenities	Security System
Utilities	Electricity, Water, Septic
Parking Spaces	10

Interior

Heating	None
Cooling	Wall, Window
# of Stories	1
Stories	1

Exterior

Roof	Metal
Construction	Metal, Rock/Stone Veneer, Wood
Foundation	Slab, Other

School Information

District	Comal ISD
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Additional Information

Zoning	ANY
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Listing Details

Listing Office	Coldwell Banker D'Ann Harper
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