

# \$995,000 - 1003 N Highway 123 Byp, Seguin

MLS® #1540644

## \$995,000

Bedroom, Bathroom, 4,711 sqft  
Commercial on 1.27 Acres

N/A, Seguin, TX

Here's your chance to own a well-established restaurant building on an extra large 1.27 acre lot, with 315' frontage on highway 123 bypass. Located close to the local high school and on main artery to shopping and major retail on one of the highest traffic count streets in Seguin (22,000 vpd). At 4711 sq. ft. this restaurant has a commercially set up kitchen with freezer/cooler and grill with fire suppression hood. Kitchen FFE to convey, ask for list. Newer windows (2017) and roof, new vinyl flooring and an existing pylon sign. Plenty of room to add outdoor seating and drive thru! Over 9,000 new homes coming to Seguin, come grow your catering or restaurant business in this fast-growing metropolis of Seguin.

Built in 1985

## Essential Information

MLS® #	1540644
Price	\$995,000
Square Footage	4,711
Acres	1.27
Year Built	1985
Type	Commercial
Status	Active

## Community Information

Address 1003 N Highway 123 Byp



Subdivision	N/A
City	Seguin
County	Guadalupe
State	TX
Zip Code	78155

### **Amenities**

Amenities	Security System, Fire Sprinkler System, Outside Storage, Exterior Lighting, High Speed INternet, Inside Storage
Utilities	Electricity, Water, Telephone, Sewer, Cable TV, Gas
Parking Spaces	30

### **Interior**

Heating	Central
Cooling	Three+ Central
# of Stories	1
Stories	1

### **Exterior**

Roof	Other
Construction	Wood, Brick
Foundation	Slab

### **School Information**

District	Seguin ISD
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### **Additional Information**

Zoning	C1
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### **Listing Details**

Listing Office	Red Mansions Realty
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