

# \$975,000 - 13111 Fm 306, Canyon Lake

MLS® #1550538

## \$975,000

Bedroom, Bathroom, 3,500 sqft  
Commercial on 1.70 Acres

N/A, Canyon Lake, TX

SUPERB LOCATION! Approx. 223' of Highway frontage on the busy corner of FM 306 & Ridgewood Bend at the entrance of prestigious Horseshoe Falls Estates. Approx. 1.7 ACRES includes a custom updated office building (approx. 1188sf) featuring two private offices, large open reception area, work space & break area, granite counter tops & tile wood flooring w/plenty of paved parking & circular drive, detached carport w/storage area, a lovely custom built duplex is situated towards the back of this property each side has 2 generous sized bedrooms & 2 baths plus 1 car rear entry garage. Gorgeous trees & just a stones throw to the Guadalupe River & Canyon Lake recreational areas, Sattler is just down the road that offers shopping & dining options. Booming area makes this an excellent opportunity to start one of the much needed businesses in this area for instance an ice cream shop, dive shop, possible vacation rental with room to expand, florist, pizza or other eatery!

Built in 2003

## Essential Information

MLS® #	1550538
Price	\$975,000
Square Footage	3,500
Acres	1.70
Year Built	2003



Type	Commercial
Status	Active

### **Community Information**

Address	13111 Fm 306
Subdivision	N/A
City	Canyon Lake
County	Comal
State	TX
Zip Code	78133

### **Amenities**

Amenities	Inside Storage, Outside Storage
Utilities	Electricity, Water, Septic
Parking Spaces	10

### **Interior**

Heating	Central
Cooling	Central
# of Stories	1
Stories	1

### **Exterior**

Roof	Composition
Construction	Stone, Stucco, 4 Sides Masonry, Rock/Stone Veneer, Wood
Foundation	Slab

### **School Information**

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

Zoning	NONE
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### **Listing Details**

Listing Office	BHHS Don Johnson, REALTORS
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