

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

MLS® #4075432

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**\$995,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 2.86 Acres

Bold Creek, Canyon Lake, TX

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. 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 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. 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 full stone exterior. This updated gem is a 3-bed/2-bath with 1455 sf. 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.

Hurry! Donâ€™t miss your chance to own this incredible water view property!

NOTE: 240 sf Park Home does NOT convey. Sellers will retain all mineral rights. Property is sold â€œAs is.â€•

Built in 1975

**Essential Information**

MLS® #	4075432
Price	\$995,000
Bathrooms	0.00
Acres	2.86
Year Built	1975
Type	Commercial
Sub-Type	Mixed Use
Status	Active

**Community Information**

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

**Amenities**

Utilities	Electricity Connected, Propane, Sewer Connected, Water Available
Parking	Driveway, Gravel
View	Lake, Water

**Interior**

Interior	Tile, Vinyl, Concrete
Heating	None

## **Exterior**

Construction	Stone, Wood Siding
Foundation	Slab, Block

## **Additional Information**

Zoning	Any
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