

\$3,100,000 - 215 Mistletoe Street, Fredericksburg

MLS® #4843076

\$3,100,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.30 Acres

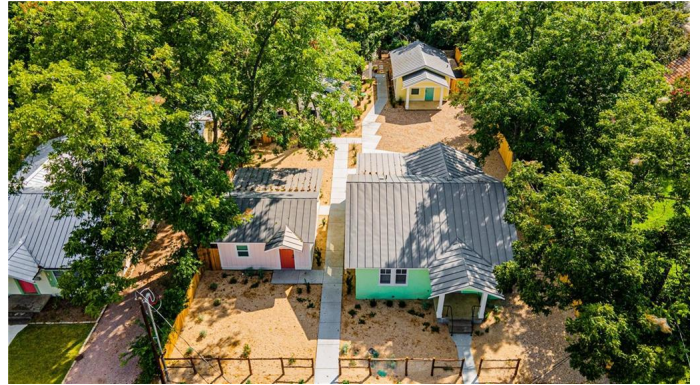
Koennecke, Fredericksburg, TX

215 Mistletoeâ€™s complex of 4 brand new cottage-style homes offers both excellent revenue potential and the flexibility to use the facilities as short-term rentals, long-term rentals, or some combination of each. Located just 2 blocks from Fredericksburgâ€™s Main Street and 1 block from Marketplatz, the property is within easy walking distance of the cityâ€™s numerous restaurants, shops, museums and other attractions.

The largest home can be used as 2 separate units (for a total of 5 STRs) or as a single unit with an adjoining door. In total, the 5 STRs can be reserved individually or collectively to accommodate up to 26 people comfortably--perfect for family reunions, weddings or corporate events.

The cottage houses were designed by W. Case Phillips Planning & Design to reflect the historic charm of the surrounding neighborhood. But step inside and the open-concept interiors showcase modern, clean style and high-end amenities. Each unit has a full kitchen, with quartz countertops, stainless steel appliances and open shelving that highlights the beautiful tile work. Luxury vinyl plank and tile flooring create a sophisticated look, but with durability and ease of care. Every unit also has its own inviting front porch and private spa.

The site backs onto Town Creek and is



surrounded by mature shade trees for added privacy and scenery. Other properties of this caliber and location are operating at 90 to 95% occupancy for an excellent investment return.

Fredericksburg is one of the top tourist destinations in Texas, attracting over 200,000 visitors per year. Nearby attractions include the National Museum of the Pacific War--a Smithsonian affiliate, the Pioneer Museum, Enchanted Rock, the LBJ Ranch and many other popular spots.

Built in 1940

Essential Information

MLS® #	4843076
Price	\$3,100,000
Bathrooms	0.00
Acres	0.30
Year Built	1940
Type	Commercial
Sub-Type	Business
Status	Active

Community Information

Address	215 Mistletoe Street
Subdivision	Koennecke
City	Fredericksburg
County	Gillespie
State	TX
Zip Code	78624

Amenities

Utilities	Electricity Connected
Parking	Aggregate, Parking Pad, Off Site, On Site
View	Neighborhood, Creek/Stream, Trees/Woods

Interior

Interior	Tile, Wood
----------	------------

Heating	See Remarks
---------	-------------

Exterior

Lot Description	Level
Construction	HardiPlank Type
Foundation	Pillar/Post/Pier, Slab

Additional Information

Zoning	R-2
--------	-----

Property Listed by: Fredericksburg Realty/CompassThe information being provided is for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. Based on information from the Austin Board of REALTORS® (alternatively, from ACTRIS) from September 10th, 2021 at 9:45pm CDT. Neither the Board nor ACTRIS guarantees or is in any way responsible for its accuracy. The Austin Board of REALTORS®, ACTRIS and their affiliates provide the MLS and all content therein "AS IS" and without any warranty, express or implied. Data maintained by the Board or ACTRIS may not reflect all real estate activity in the market. All information provided is deemed reliable but is not guaranteed and should be independently verified.