

# \$3,200,000 - 3124 Fm 2673, Canyon Lake

MLS® #9217472

## \$3,200,000

0 Bedroom, 0.00 Bathroom,  
Commercial on 3.29 Acres

Skyline Acres, Canyon Lake, TX

Amazing business opportunity! Work and live in the same place or have onsite security/manager live in the tiny home. One small home, 11 RV spots, and 36 storage units, 3 RV spots are under a massive metal carport building with half of the building being closed in. On the inside of the enclosed building is a small house, a future RV spot, multiple storage/parking spots as well. Seller has plans to remove enclosed portion of the carport building and finish out the small house similar to the one he has already finished out and is currently leased - see photos. Small house is \$700/month all bills paid, potential \$1000/month RV spots are \$550/month uncovered, \$650/month covered all bills paid. Storage units are \$65/month. Shop leases for 1000/month. The property has 30/50 Electric, 1- 320 Amp Service, 2- 200 Amp Service, 1- 100 Amp Service, 3 phase service, 1-1750 septic, 1-700 septic, 1-500 septic. There are pets on the premises. Give 2 hours' notice so the tenant can secure pets. There is a Large two-room shop that is currently leased to a cabinet maker. A pleasant piece of property - very serene - vacationers can store their boat and park their RV on the same piece of property. Zoned commercial and residential.

Built in 1985

## Essential Information



MLS® #	9217472
Price	\$3,200,000
Bathrooms	0.00
Acres	3.29
Year Built	1985
Type	Commercial
Sub-Type	Warehouse
Status	Active

### Community Information

Address	3124 Fm 2673
Subdivision	Skyline Acres
City	Canyon Lake
County	Comal
State	TX
Zip Code	78133

### Amenities

Utilities	Electricity Connected, Phone Available
Parking	Driveway, Oversized, Additional Parking, Boat, Circular Driveway, Concrete, Gravel, On Site, Open, Outside, RV Access/Parking, RV Carport, RV Garage, Storage
View	Hills

### Interior

Interior	Concrete, Vinyl
Heating	Electric

### Exterior

Construction	Concrete, Frame, Metal Siding, Wood Siding
Foundation	Slab, Pillar/Post/Pier, See Remarks

### Additional Information

Zoning	Commercial and residential
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