

FOR SALE

THE LODGE ON S. NEW BRAUNFELS AVE

1426 S. NEW BRAUNFELS AVE SAN ANTONIO, TX 78210

Offered at \$599K



DETAILS

- **Number of Stories:** 2
- **Year Built:** 1960
- **Zoning:** C-2
- **Proforma CAP:** 9.6
- **Bathrooms:** 2 full 1 half
- **Total NRSF:** 6,421 ± SF
- **Total lot size:** .1687 AC (7,350 ± SF)
- **Daily Traffic:** 13,490 VPD
- **Meters:** 1 meter (3 phase power)
- **Roofing Material:** TPO
- **Utilities:** City water, electric & Sewer
- **Parking:** 8-10 Spots two spaces upfront and others in rear gated lot

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E. SAN ANTONIO MIXED-USE RE-DEVELOPMENT OPPORTUNITY

Introducing 1426 S. New Braunfels, a 6,421 SF commercial property in San Antonio's rapidly growing Eastside corridor, minutes from Downtown, the Pearl, and Broadway. Zoned C-2, it offers diverse use options, including commercial, mixed-use, or residential (up to 4 units). Highlights include a vacant partially built out residential loft with two full bathrooms and potential for re-installing windows in original openings to unveil skyline views from your living room/office, leased ground-floor space with immediate cash flow, a gated rear lot, and recent upgrades like a new TPO roof (2021) and fencing (2023). Ideal for redevelopment, the property allows for live/work lofts, rooftop terrace potential, or condo conversion, making it a rare investment opportunity in a high-demand area.



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