

156 Canyon Bend
Canyon Lake, Texas



Marcus & Millichap is pleased to present this well-positioned office property located in the highly desirable Canyon Lake, Texas market. The asset is strategically located just off FM 2673, the primary commercial corridor serving Canyon Lake, and benefits from close proximity to the lake itself. The property is serviced by city water and septic and presents no known deferred maintenance, offering a turnkey opportunity for an owner/user. Its central location between Bulverde, Spring Branch, San Marcos, and New Braunfels provides strong regional accessibility.

Type: Office
(Owner/User)

List Price:
\$599,000

Price/SF: \$210.32

GBA: 1,592 - Office
1,250 - Garage

Lot Size: 0.66 Acres

Highlights

- **Supply-Constrained Market**
- **Turnkey Owner-User Opportunity**
- **Located Just Off FM 2673 & Within 2 Miles of Canyon Lake**

Exclusively Listed By

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