



3063 Main St

3063 Main St, Ingleside, TX 78362



Where Relationships Come First



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3063 Main St

\$475,000

Commercial property located on a high-traffic main road, situated on a busy thoroughfare, offering excellent visibility, exposure, and accessibility.

- Heavy car traffic.
- Lots of space for expansion.



Price:	\$475,000
Property Type:	Retail
Property Subtype:	Restaurant
Building Class:	C
Sale Type:	Investment or Owner User
Lot Size:	0.43 AC
Gross Building Area:	2,613 SF
Sale Conditions:	Business Value Included
No. Stories:	2
Year Built:	1938
Tenancy:	Single
Parking Ratio:	7.65/1,000 SF
Zoning Description:	C-2
APN / Parcel ID:	53334
Walk Score @:	52 (Somewhat Walkable)



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Prime Commercial Opportunity in Ingleside, TX.

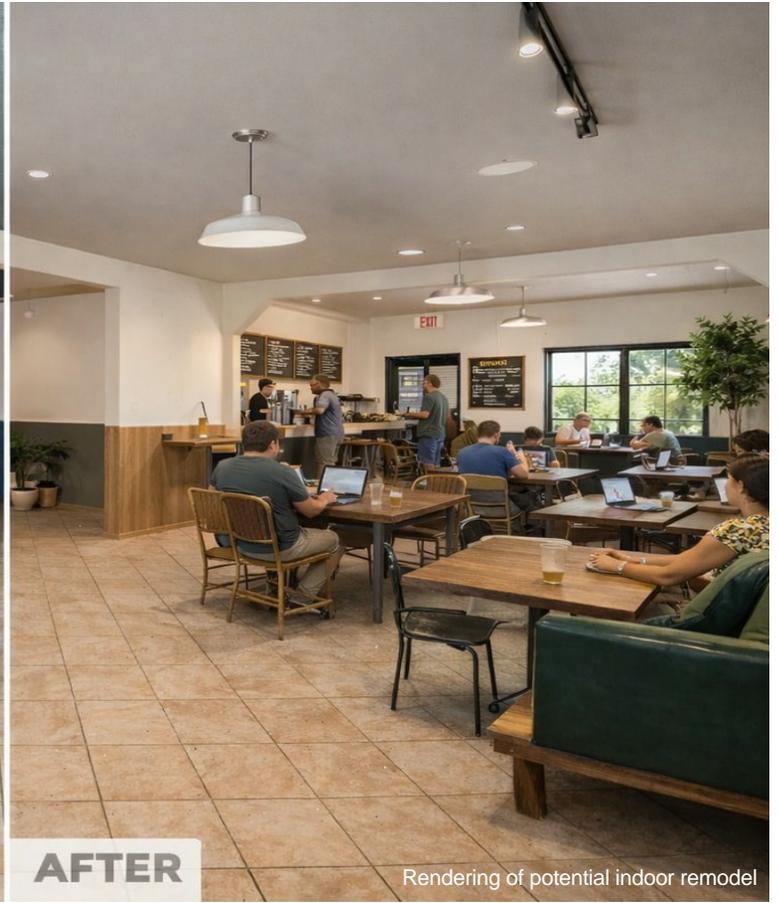
Unlock the potential of this 2,613 sq. ft. commercial property located on a high-traffic main road, offering excellent visibility and accessibility. This property is composed of 3 lots. Previously operated as a restaurant, this space is ready for a creative vision to bring it back to life!

Key features include:

- Expansive parking lot – plenty of room for customers and guests
- Gazebo in the back – ideal for outdoor seating, entertainment, or expansion
- Additional unit – complete with a small kitchen and bathroom, perfect for a rental, office, or storage
- Prime location – situated on a busy thoroughfare with high visibility and exposure

While this property needs work, it presents an incredible investment opportunity for those ready to transform it into a thriving restaurant, café, retail space, or business of their choice.

Property Photos



Rendering of potential indoor remodel



Property Photos



Previously used as a restaurant



Office of extra retail space equipped with a small kitchen and full bathroom

Property Photos



Interior of the separate unit



Aerial

Property Photos



Property Photos



Aerial

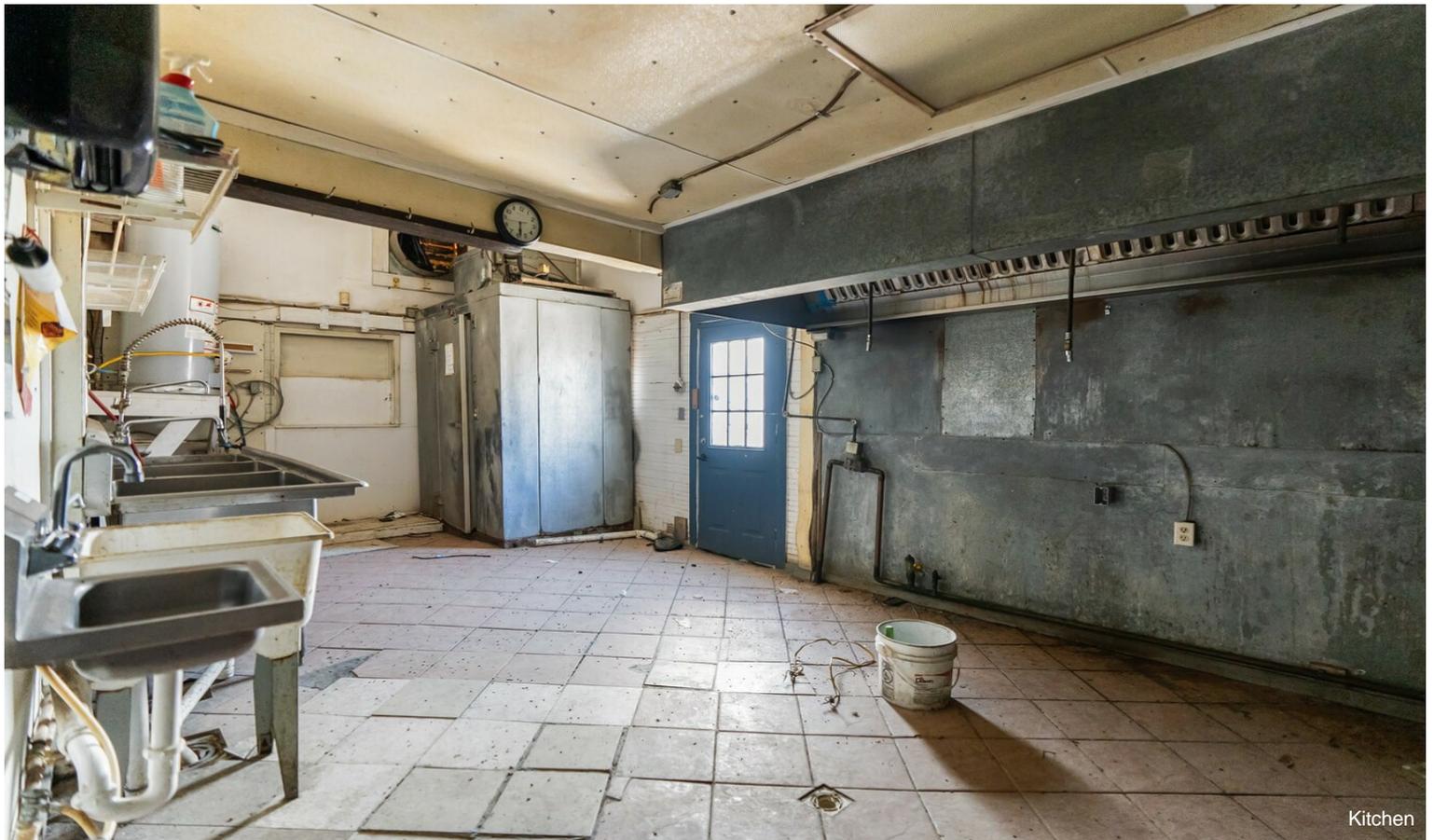


Gazebo in the back of the property

Property Photos



Interior, previously used as a restaurant



Kitchen

Property Photos



Interior



Spacious parking lot