

CENTURY 21

Judge Fite Company



7036 US HIGHWAY 87

CHINA GROVE, TX 78263



\$649,000



0 sqft

DESCRIPTION

This property is ready for your commercial venture to thrive! Right off of Hwy 87 near FM 1516, you have a great location with outstanding visibility and high traffic counts. UNIT 1 has been used as a daycare. Includes a large main room that can easily be partitioned into office spaces, Kitchenette, two secondary rooms, one half bath, one full bath with stand up shower. There is a small fenced yard with covered back porch as well. UNIT 2 has been used as a veterinary clinic and beauty salon in the past leaving multiple water lines and drains through out. Includes a break room, half bath, wash/utility room with floor drain and multiple storage areas. UNIT 3 is nearly 1,700sqft with multiple rooms, half bath, and large break room. As an added feature, there is another 180 sqft unit with plumbing and power that can be used for supplemental storage or another work space (previously used by a barber). There is also an 80sqft storage shed with power. Ingress/egress access from Mack Dr and Highway 87 (Rigsby) with also gives the potential for a drive through. Property is on just below an acre with plenty of additional parking and/or value add opportunity. This would be a prime location for retail, daycare, or restaurant but the potential is endless. Exploding residential growth in the area leaves residents starving additional commercial services.

PROPERTY TYPE: Commercial - Multi-Use

MLS STATUS: Active

MLS: 1860398

YEAR BUILT: 1965

COUNTY: Bexar

TRACT OR SUBDIVIION:

LIST DATE: 04/23/2025

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800.451.8055

AREA: 2001

SQUARE FEET:

TOTAL BEDS:

FULL BATHS:

HALF BATHS:

ACRES: 0.79

LOT SIZE (SQFT): 34,325

ADDITIONAL PROPERTY DETAILS

LISTED BY: Sean Blanchard

PHONE: 210.920.2727

BROKERED BY: Becker Properties, LLC