

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 207 GRANDVIEW

ALAMO HEIGHTS, TX 78209



\$2,850,000



0 sqft

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## DESCRIPTION

An exceptional investment opportunity in the heart of Alamo Heights, this 7-unit multifamily property presents a rare chance to acquire income-producing real estate in one of San Antonio's most coveted neighborhoods. Strategically positioned in a high-demand rental market, the property is nestled beneath a canopy of mature oaks with thoughtfully maintained landscaping throughout its .49 acre lot. The offering includes approximately 11,200 square feet of rentable area with units ranging from one to three bedrooms, most of which are currently leased providing immediate cash flow. Each unit features its own attached garage, private porch or balcony, and a floor plan designed to support today's lifestyle demands. Recent improvements include new flooring and fresh paint in select residences. Offering spacious layouts that appeal to long-term renters, the property is well-positioned to maintain consistent occupancy. Located just minutes from top-rated schools, major retail, dining, and cultural attractions, this multifamily residence offers both long-term appreciation potential and stable occupancy. A compelling acquisition for investors seeking location, scale, and income stability, benefiting from strong regional demand and proximity to major employment, retail, and recreational destinations.

**PROPERTY TYPE:** Commercial - Apts/Retail/Strip/BusPrk

**MLS STATUS:** Active

**MLS:** 1890544

**YEAR BUILT:** 1990

**COUNTY:** Bexar

**TRACT OR SUBDIVIION:**

**LIST DATE:** 08/06/2025

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**800.451.8055**

**AREA:** 1300

**SQUARE FEET:**

**TOTAL BEDS:**

**FULL BATHS:**

**HALF BATHS:**

**ACRES:** 0.45

**LOT SIZE (SQFT):** 19,776

## ADDITIONAL PROPERTY DETAILS

**LISTED BY:** Binkan Cinaroglu

**PHONE:** 210.698.3100

**BROKERED BY:** Kuper Sotheby's Int'l Realty