



Notes

1801 Cr 348
ConCan, Texas 78838

\$2,400,000

New	1 Units	4 Buildings	Sq Ft
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Commercial Improved Property

MLS #: **1652560**

Type: **Retail/Shop**

Zoning: **COMMERCAIL**

Stories:

Rentals: **0**

Total Parking: **20**

Drive-In Doors: **0**

List Date: **11/21/2022**

List Price: **\$2,400,000**

Days on Market: **2 / 2**

Total Tax: **\$8,489**

The Frio Store became a local fixture in Concan in 1982 and is now ready for new ownership. This unique store has grown with Concan, offering visitors and campers everything needed for a happy Frio River vacation experience. The store has withstood droughts, recessions, and floods and is still going strong and continue...More

View Brief

View Photos

Additional Info

General

Inst/Dir: **On CR 348 (River Road) just before Kenneth Arthur Crossing.**

Area: **3100**

Mapsco Grid:

Legal: **Lot 32 and 33, Canyon Oaks Subdivision, Unit 1**

County: **Uvalde**

Improvements

Buildings: **4**

Stories:

Units: **1**

Rentals: **0**

Total Parking: **20**

11/23/22, 6:21 AM

Building/Center Name: **THE FRIO STORE**

School District: **Sabinal ISD**

Sale Includes: **Buildings, Land, Business, Inventory, Other**

Rail Service: **No**

Restrictions: **Deed**

Flood Plain: **100 Year**

Documents Available: **Survey, Aerial Photo**

Amenities:

Accessible/Adaptive Home: **No**

Accessible/Adaptive Details: **N**

Easements:

Office Price/SqFt:

Other Price/SqFt:



Down Payment Resource

Tax/Financials

CAN#: **C1300003300**

Annual Tax:

County Tax: **\$2,659**

City Tax: **\$0**

School Tax: **\$4,497**

Other Tax: **\$1,333**

Existing Exemptions/Abatements:

Gross Income:

Insurance:

Gas and Electric:

Waste Removal:

Other Expense:

Maintenance:

Water/Sewer:

Vacancy Rate/Year:

Net Operating Income:

Income/Expenses:

Harold Nelson | connectMLS

Drive-In Doors: **0**

Ceiling Height: **12**

Construction: **Wood, Stone, Other**

Roof: **Metal**

Foundation:

Loading Facilities: **Grade Level**

Estimated Square Feet/Area

Apartment SqFt:

Retail SqFt:

Office SqFt:

Warehouse/Industrial SqFt:

Other SqFt:

Square Feet Source:

Net Leasable Area:

Gross Building Area:

Lot Length:

Lot Width:

Lot Size:

Utilities

Heating: **Central**

Air Conditioning: **Central**

Utilities: **Electricity, Water, Telephone, Septic**

Utility Suppliers: **Electric: Bandera Elec**

Listing Info

List Office: **Encina Properties - ENCP00 - (830) 591-9689**

Days on Market: **2**

Available with Lease: **No**

Monthly Lease: **\$0**

Lease Only: **No**

Owner LREA/LREB: **Yes**

Proposed Terms: **Sale Only, Cash**

Contingent Info:

Contract Date:

Closing Date:

Sold Price:

Price per SqFt:

All measurements, taxes, age, financial & school data are approximate and provided by other sources. Buyer should independently verify same before relying thereon.***Copyright 2022 by SAN ANTONIO BOARD OF REALTORS***

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