



MLS #: 1625867
 Address: 721 River Rd Unit #: Zip: 78838 Status: **NEW** Class: CM LP: \$2,950,000

Area: 3100 Inst/Dir: From the intersection of State Highway 127 and CR 348, Travel 7/10 mile east on River Road (CR 348). The property is on the north side of River Road. Lease Only: No

Grid: Building/Center Name: HIPPIE CHIC'S RIVER SHACK \$: \$0
 City: ConCan County: Uvalde Zoning: RURAL

		<u>Income/Expense</u>	<u>Estimated SqFt</u> Src:		
# Buildings:	6	Gross Income:	Apartment:	Type:	RESTAURANTBAR
# Stories:		Annual Tax:	Retail:	Rail:	No
# Units:	1	Insurance:	Office:	Heat:	Central, Office Only
# Rentals:	0	Gas & Electric:	Warehouse/Ind:	Air:	
# Drive-In Doors:	0	Water/Sewer:	Other:	Loading:	None
Ceiling Height:	9	Waste Removal:	Net Leasable Area:		
# Total Parking:	18	Maintenance:	Gross Bldg Area:		
Lot Size:		Other Expense:	Office Price/SqFt:		
		Net Operating Income:	Other Price/SqFt:		

Featured in Texas Highways, Hippie Chic's River Shack is a high-energy, high-volume, seasonal restaurant and bar in the heart of Concan on busy River Road. Dedicated to serving excellent food in a fun environment under the cooling shade of Legacy Oaks and hardwoods, this unique eatery is ready for a new owner to take it to the next level. Unlimited options exist for expanding beyond the current summer season and the current menu offerings. One of the coolest places off the beaten path in the Texas Hill Country is now offered for sale.

List Office: Encina Properties Total Tax: \$2,176
 Contingent Info: Owner LREA/LREB: No Sold Price:
 Contract Date: Closing Date: 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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