

# \$2,500,000 - 308 S State Highway 46, Seguin

MLS® #1361045

## \$2,500,000

Bedroom, Bathroom, 29,158 sqft  
Commercial on 6 Acres

N/A, Seguin, TX

Pin Twist Entertainment Center, Play, Eat, Party. Bowling Center (20 Lanes) Billiards, party rooms, bar and kitchen, 2 Racquetball Courts currently not in use w/potential for additional dining or theatre venue. Situated on 5.72 acres (approx.) 29,158 sq. ft Center, recent updates to roof and HVAC. Walking Distance to TLU, Room to Expand or renovate for other use than current. Quick access to IH 10, SISD

Built in 1982

## Essential Information

MLS® #	1361045
Price	\$2,500,000
Square Footage	29,158
Acres	5.72
Year Built	1982
Type	Commercial
Status	Active

## Community Information

Address	308 S State Highway 46
Area	2703
Subdivision	N/A
City	Seguin
County	Guadalupe
State	TX
Zip Code	78155



## **Amenities**

Amenities	Fire Sprinkler System, High Speed INternet, Security System, Sprinkler System
Utilities	Cable TV, Electricity, Gas, Telephone, Sewer, Water
Parking Spaces	52

## **Interior**

Heating	Central
Cooling	Central
# of Stories	0.0

## **Exterior**

Roof	Metal
Construction	Metal
Foundation	Slab

## **School Information**

District	Seguin
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## **Additional Information**

Date Listed	January 25th, 2019
Days on Market	264
Zoning	COMMERCIAL

## **Listing Details**

Listing Office	Reliance Residential Realty-NB
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