

## COMMERCIAL OPPORTUNITY

3396 W US HIGHWAY BUS 83,  
RIO GRANDE CITY, TEXAS 78582

\$258,500.00



This commercial property is located along US Highway 83 in Rio Grande City and offers excellent visibility and convenient access. Situated on over half an acre, the property features three commercial units totaling approximately 2,650 square feet, providing flexibility for multiple businesses or tenants. The site includes approximately 17,500 square feet of concrete paving with 26 parking spaces, offering ample parking for customers and employees. Additional improvements include a 240-square-foot storage building and a 600-square-foot canopy. With its highway frontage, multiple units, and generous parking area, this property presents a great opportunity for an owner-occupant or investor looking for commercial space in Rio Grande City. Property sold "As-is". Buyer and/or buyer's agent responsible for verifying all pertinent information deemed relevant by the prospective buyer.



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