

RPM

Shop Sales

160 Remount
San Antonio, TX 78218



Highlights

Sale Price: \$545,000
Building Area: 8,058 sf
Land Area: .62 acres
Zoning: C-3R

- Easy Access to 35
- Plenty of Parking
- High Ceilings
- High Bay Doors
- Concrete Parking Lot

Presented for sale by

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License # 676289

While believed to be accurate, the information presented above has not been verified. Final responsibility for verification rests with the Buyer. Broker takes no responsibility.

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Property Specifics

There are two main shop buildings on the property. Total enclosed area is 8,058. This amount is approximate and based on a simple onsite inspection. Bexar County has the total square footage at 6,800. The property has natural gas, three phase power, and is on city sewer.

The front building is metal with a metal roof. It has a 60' x 50' footprint and was built in 1986. There are four large bay doors. The ceiling is 19' at the center and 17.5' at the eave. There is one bathroom in the shop. There is an office and lobby area built on in front of the building in 1988. Office and lobby space is 1,130 sf on the first floor. There is a second floor that is slightly bigger 1,460 sf. One bathroom in the office downstairs and one upstairs.

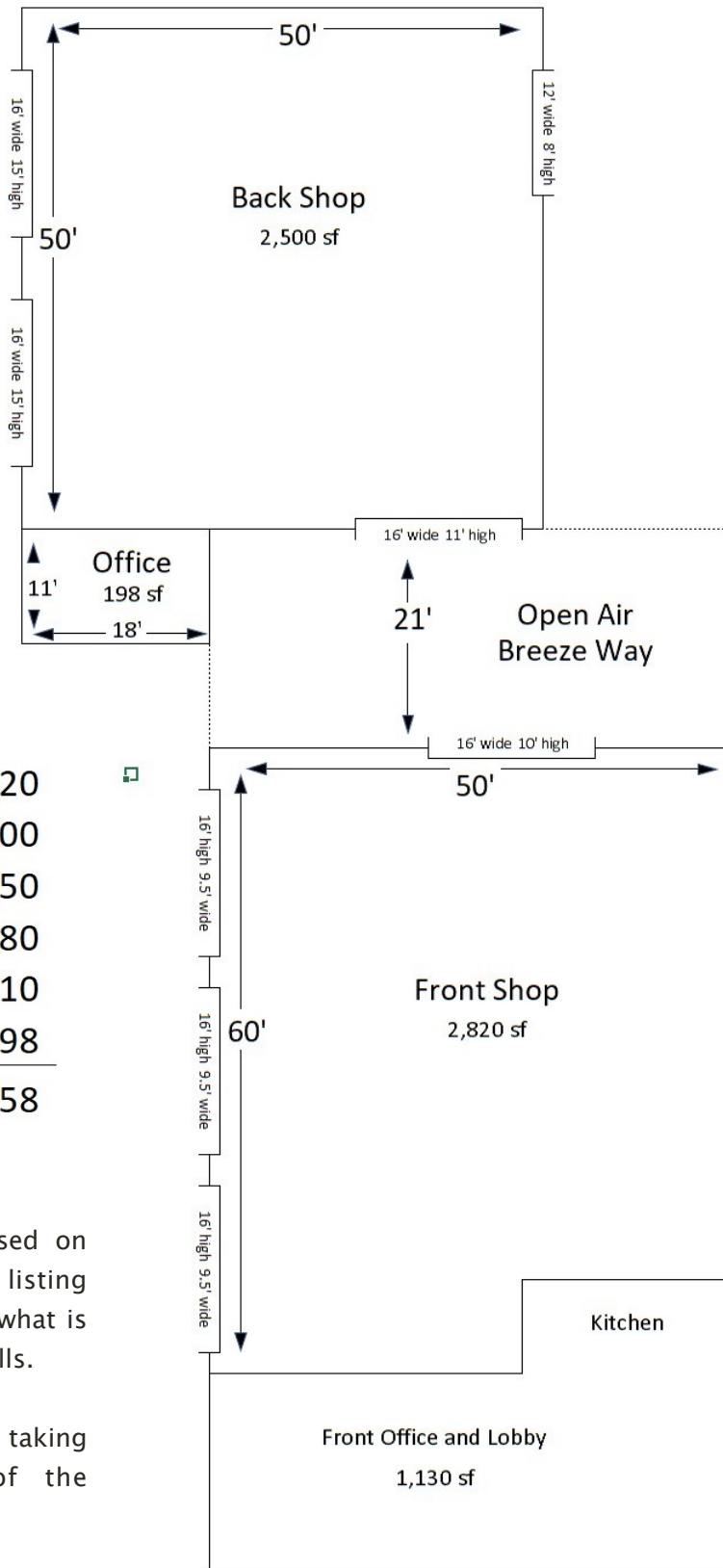
The back building is metal with a metal roof. It is 50' x 50' with three bay doors. The ceiling is 19' at the center and 17.5' at the eave. It was built in 1986. There is a cinder block office area attached to the back building. The back office is 11' x 18' with a bathroom.

The two buildings are connected by an open air covered breeze way.

The property is .62 acres and rectangular in shape. The front of the property runs along Remount Drive. The frontage on Remount is about 100'. The property is 270' deep. There is plenty of parking. Access is easy.

The property is zoned C-3R and suitable for auto repair or light industrial. The asking price of \$545k is property only. The property at 152 Remount (.62 acres) and 164 Remount (.31 acres) are also owned by the Seller and are available for \$140k and \$75k. So if a buyer wants all three properties...the total would be \$760k.

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Front Shop	2,820
Back Shop	2,500
Front Office	950
Kitchen	180
Upstairs	1,410
Back Office	198
Total	8,058

Square footage amounts are based on measurements taken by the listing agent. The amounts differ from what is shown on the Bexar County tax rolls.

Buyers are asked to confirm by taking independent measurements of the buildings.

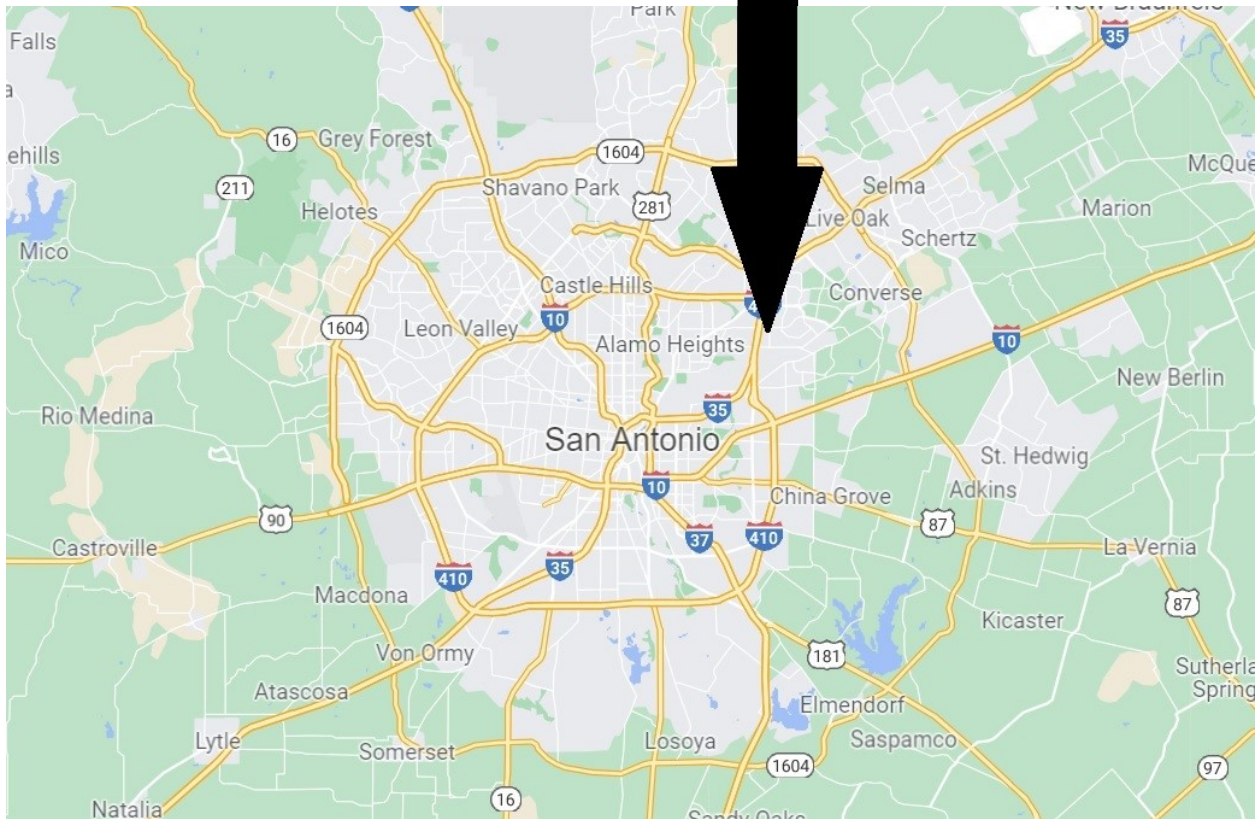
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Location

The property is located in Northeast San Antonio. It's easy to get to. It's only about 100 yards from I-35 on Remount.

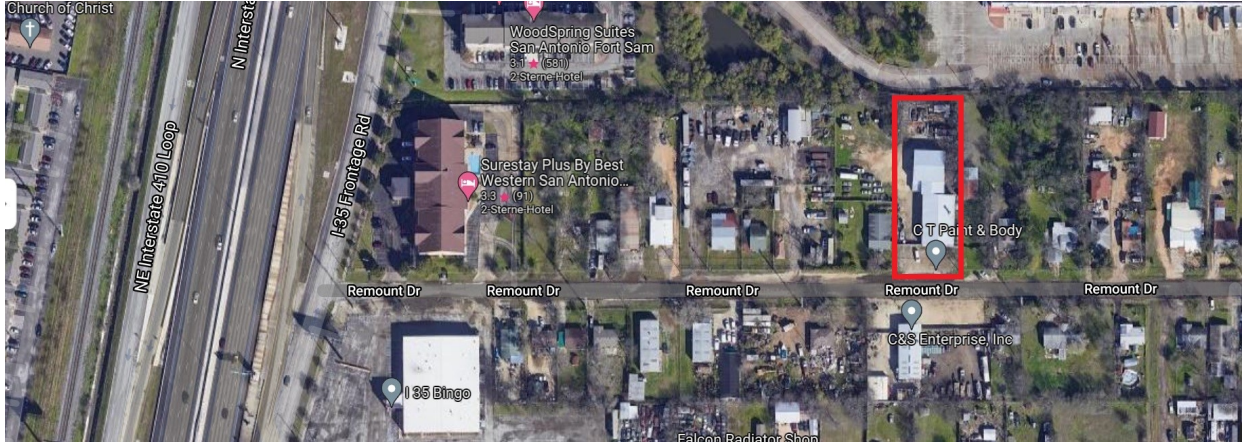
The population is 10,960 within one mile and 105,852 within three miles. The median household income is \$31,394 within one mile and \$46,596 within three miles.

Property



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Bird's Eye View...



Close to 35...



Lots next door on either side owned by the Seller.

Available for \$140k and for \$75k.

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Plenty of room to park

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Bay Doors...High and Wide



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High Ceilings...





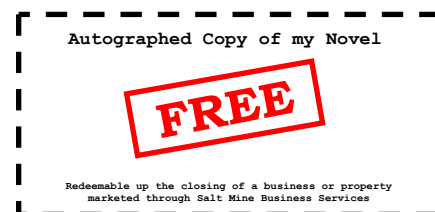
BRYAN BAESE

I am the lead business broker at RPM Shop Sales. I sell automotive repair shops in Austin, San Antonio, & Houston. I sell the equipment and the ongoing operations of the auto repair shop to a new guy that wants to take over. The old owner retires. I try to know every shop owner in those three cities. It's a big task but I've made the attempt.

I also sell and lease auto repair facilities. If I'm selling or leasing real estate I am a real estate agent (license #676289) with Icon Realty out of San Antonio.

So if you're looking to buy an auto repair business or need a new location...I might be able to help you out.

Texas Association of Realtors
San Antonio Board of Realtors
Texas Association of Business Brokers
BBA - University of Texas at Austin
Debut Novel - Gohorse - Available on Amazon
Time Magazine's 2006 Person of the Year



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Information About Brokerage Services

11-2-2015

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Bryan Baese	676289	bryan@rpmshopsales.com	512-695-2678
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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