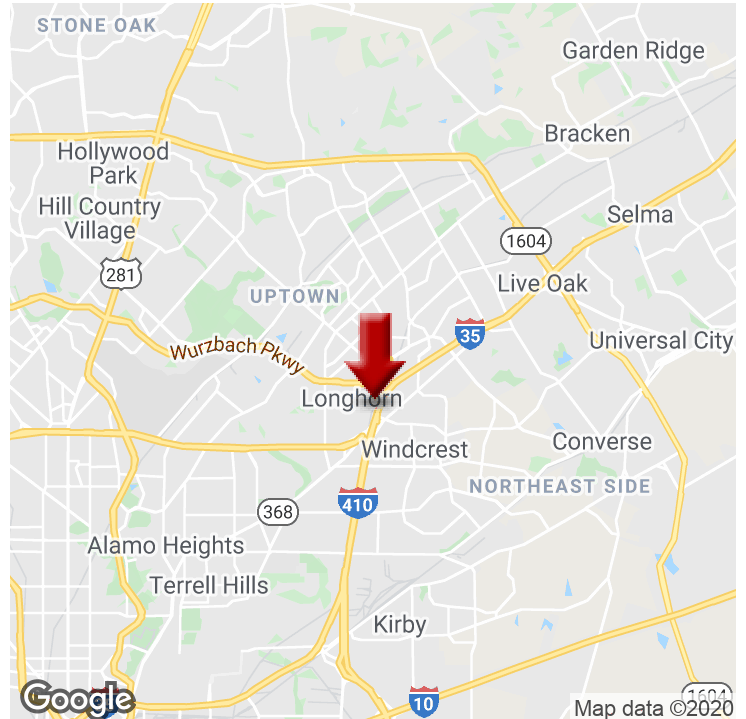


9523 N Interstate Hwy 35, San Antonio, TX 78233



OFFERING SUMMARY

SALE PRICE:	\$1,295,000
LOT SIZE:	1.367 Acres
YEAR BUILT:	1971
BUILDING SIZE:	10,427 SF
ZONING:	C-3
MARKET:	San Antonio
PRICE / SF:	\$124.20

PROPERTY OVERVIEW

Highly Visible Commercial Building from both directions on IH 35. This location has been operating as an auto repair shop for over 25 years, but it has multiple commercial opportunities and uses. The frontage of this property on IH 35 is 160 Ft which also includes another separate 0.85 acre lot behind the building. This commercial building contains 10,427 sf of which it is divided into two separate spaces. Yang's Auto Repair Shop is on the north side of the building consisting of a 1,296 sf office/breakroom/waiting room and product showroom area, plus 1 restroom and a storage room for auto parts. The shop area has 4,600 sf with 2 bay doors. The other space on the south side of the building has 4,500 sf with a 677 sf office consisting of two large offices, a small waiting room and one restroom. The shop has 3,823 sf which contains a large 1,050 sf paint booth for the body shop tenants that occupies this space on a month to month basis. There is room to grow and expand with the extra lot in back of the building for parking and expansion. Owner has a quote for cutting out a bay door through the back of building into the back lot.

PROPERTY HIGHLIGHTS

- * Highly Visible 10,427 SF Commercial Building off IH 35 Located just north of the IH 35 Loop 410 Interchange
- * Building has two separate spaces, south side is 4,500 sf and the north side is 5,900 sf
- * Northside space has 1.296 Sf of Showroom. office. breakroom and auto parts

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RETAIL FOR SALE



9523 N Interstate Hwy 35, San Antonio, TX 78233

Property Address: 9523 N Interstate Hwy 35, San Antonio, TX 78233

Property Type: Retail

APN: 541665

Lot Size: 1.37 AC

Building Size: 10,427 SF

Gross Leasable Area: 10,427 SF

Building Class: C

Zoning: C-3

Rail Access: N/A

Parking Spaces: 16

Cross Streets: Loop 410 Interchange

Year Built: 1971

Number of Stories: 1

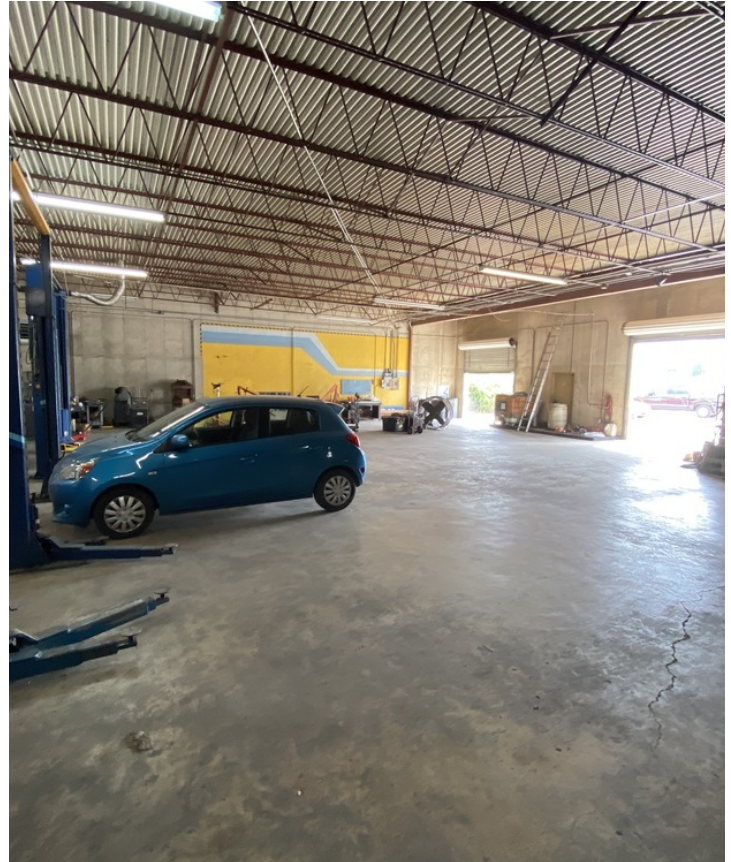
Foundation: Slab

Walls: Tilt Concrete Walls

Ceilings: Steel Frame with Metal Roof

Power: Single Phase

HVAC: yes



PROPERTY OVERVIEW

Highly Visible Commercial Building from both directions on IH 35. This location has been operating as an auto repair shop for over 25 years, but it has multiple commercial opportunities and uses. The frontage of this property on IH 35 is 160 Ft which also includes another separate 0.85 acre lot behind the building. This commercial building contains 10,427 sf of which it is divided into two separate spaces. Yangs Auto Repair Shop is on the north side of the building consisting of a 1,296 sf office/breakroom/waiting room and product showroom area, plus 1 restroom and a storage room for auto parts. The shop area has 4,600 sf with 2 bay doors.

SALE HIGHLIGHTS

- * Highly Visible 10,427 SF Commercial Building off IH 35 Located just north of the IH 35 Loop 410 Interchange
- * Building has two separate spaces, south side is 4,500 sf and the north side is 5,900 sf
- * Northside space has 1,296 Sf of Showroom, office, breakroom and auto parts storage area.
- * Building has three restrooms, one in the south side space and two in the northside side space.
- * Two Billboards and a Pylon Sign Convey with the Sale of the Property.
- * Three Bay doors, one on the south side space and two on the northside space.
- * Bay Doors are surface doors that are 10 ft x 9.6 ft.
- * 16 to 20 Parking Spaces up Front with two entrances to IH 35 Frontage RD
- * *

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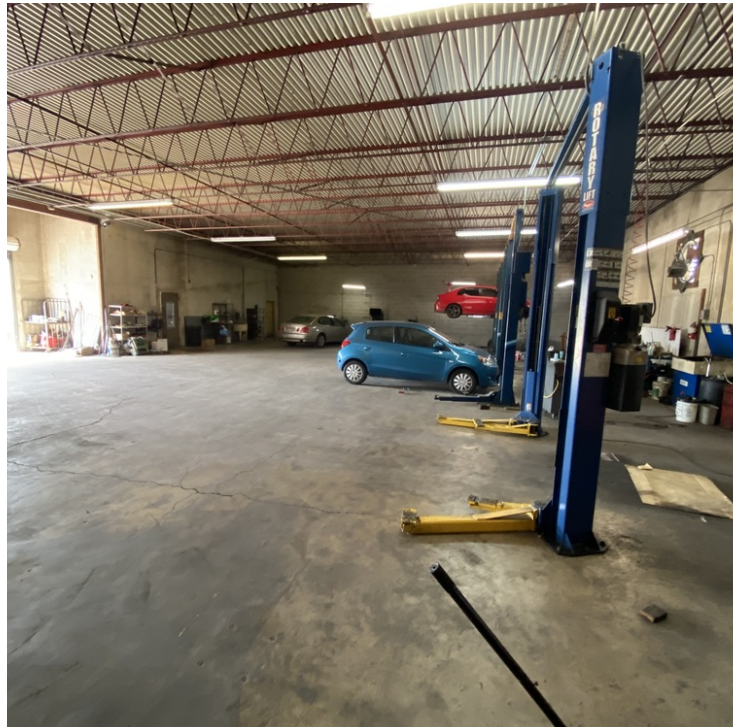
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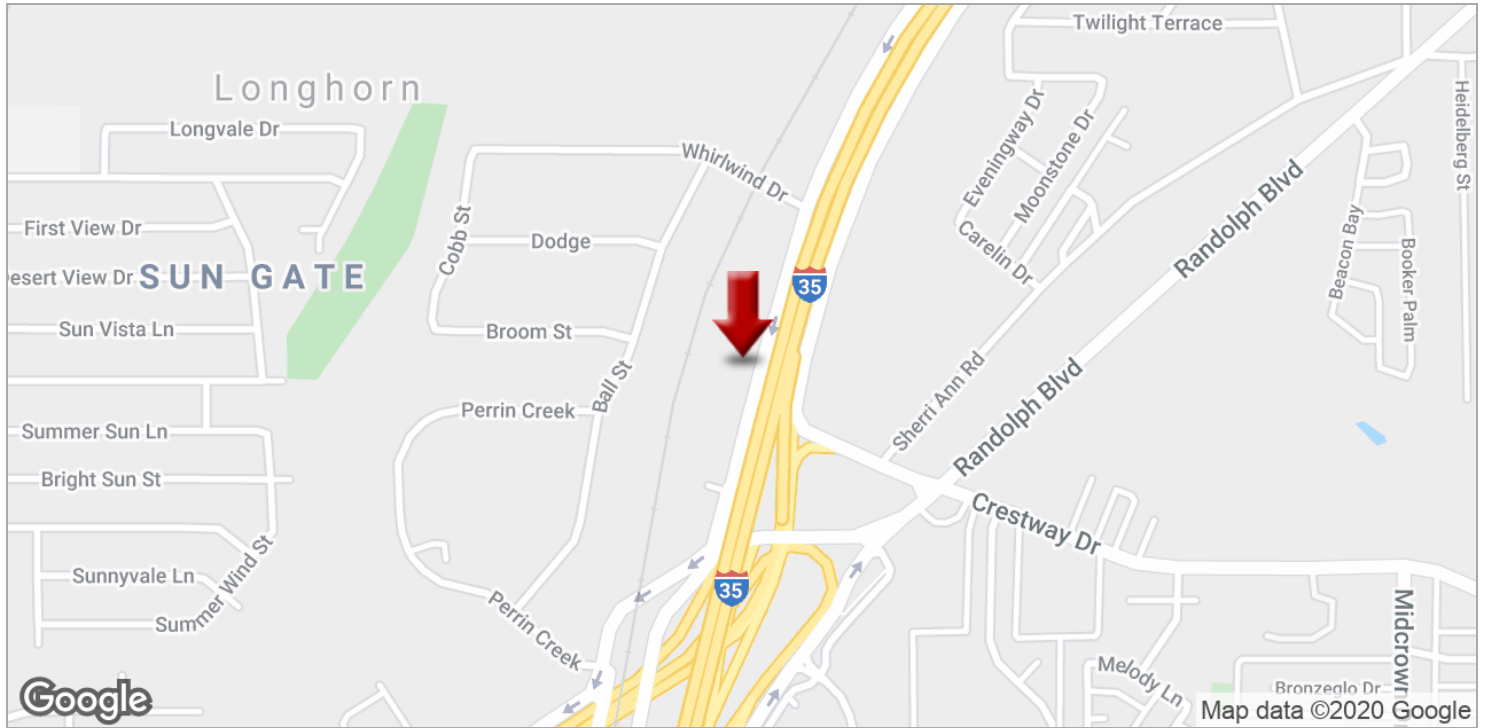
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SAN ANTONIO, TX

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All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Heritage in compliance with all applicable fair housing and equal opportunity laws.

PRESENTED BY:

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