



## The Balinese

121 Cut Off Rd, Port Aransas, TX 78373

**RE/MAX**



**Marcus Starkey**

Re/Max Coastal Living

121 Cut Off Rd, Port Aransas, TX 78373

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# The Balinese

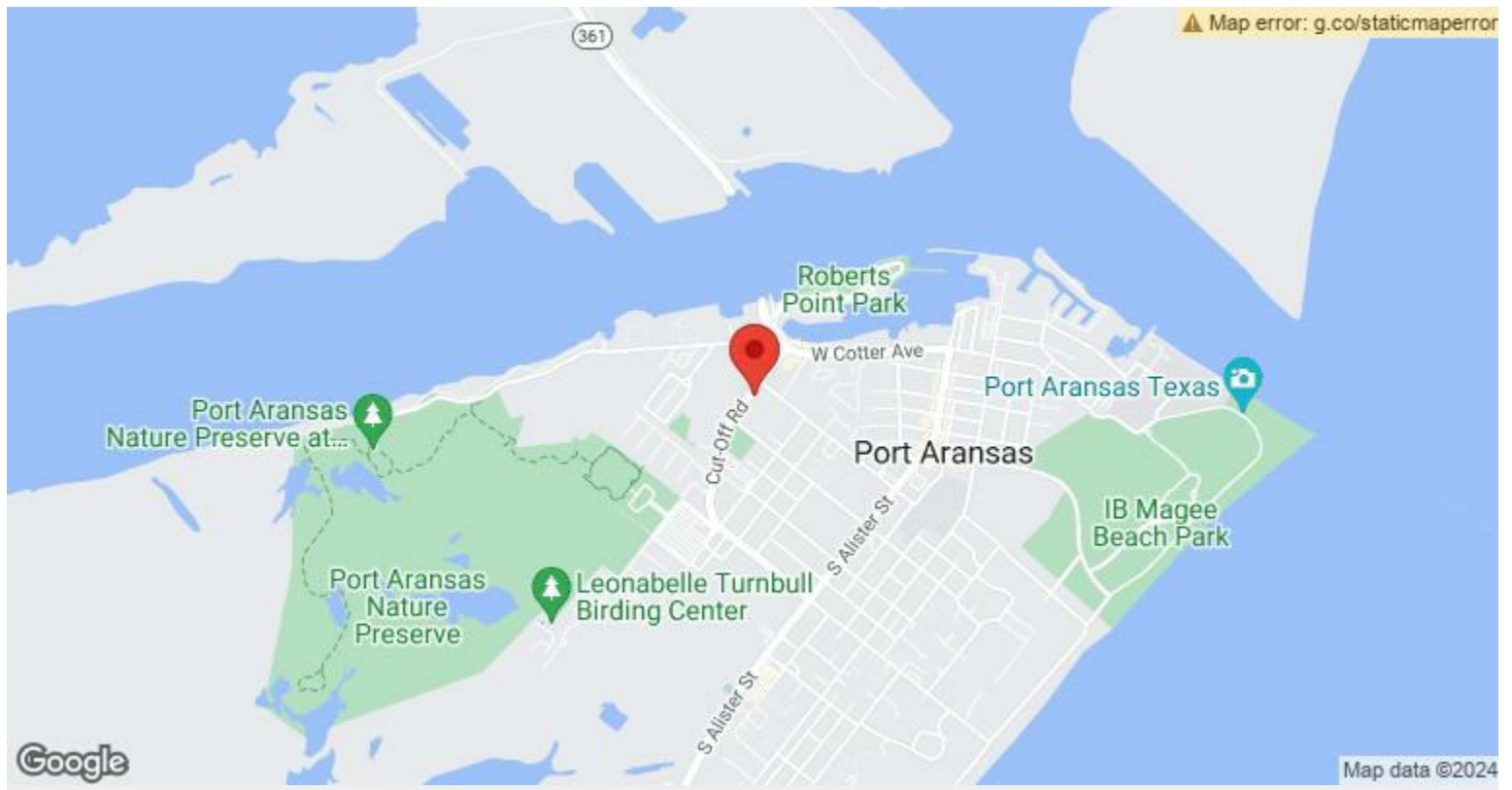
\$3,300,000

121 Cutoff Road, Port Aransas, TX. Commercial property aka "The Balinese". Desirable location in town Port Aransas. Property consists of the main building approximately 4489 sq. ft plus 4 modern rental suites and a salt water swimming pool. Current use of the main building is 2232 sq. ft. of office space with a full kitchen and 1637 sq. ft. of Wellness Spa & Boutique. Also includes an on site laundry facility. There is an additional 620 sq. ft. one bedroom apartment at the north end of the building with a fenced in yard. Impact windows throughout. Roof was replaced in December 2017. Property in X flood zone with elevation over 13'. Main building also includes a 750 sq. ft. roof top covered deck with views of the ship channel. 4 modern studio suites in back built in 2019 with a beautiful 11 x 30 heated pool. Two additional storage rooms. Hardi board construction. These...

- High traffic area
- Flex space for office , retail etc.
- Five vacation rentals and a heated saltwater pool
- Great location in the heart of Port Aransas



Price:	\$3,300,000
Property Type:	Office
Property Subtype:	Office/Residential
Building Class:	B
Sale Type:	Investment or Owner User
Lot Size:	0.66 AC
Rentable Building Area:	23,074 SF
Rentable Building Area:	6,169 SF
No. Stories:	1
Year Built:	1960
Tenancy:	Multiple
Parking Ratio:	3.4/1,000 SF
Zoning Description:	Commercial
APN / Parcel ID:	038700000010
Walk Score ®:	57 (Somewhat Walkable)

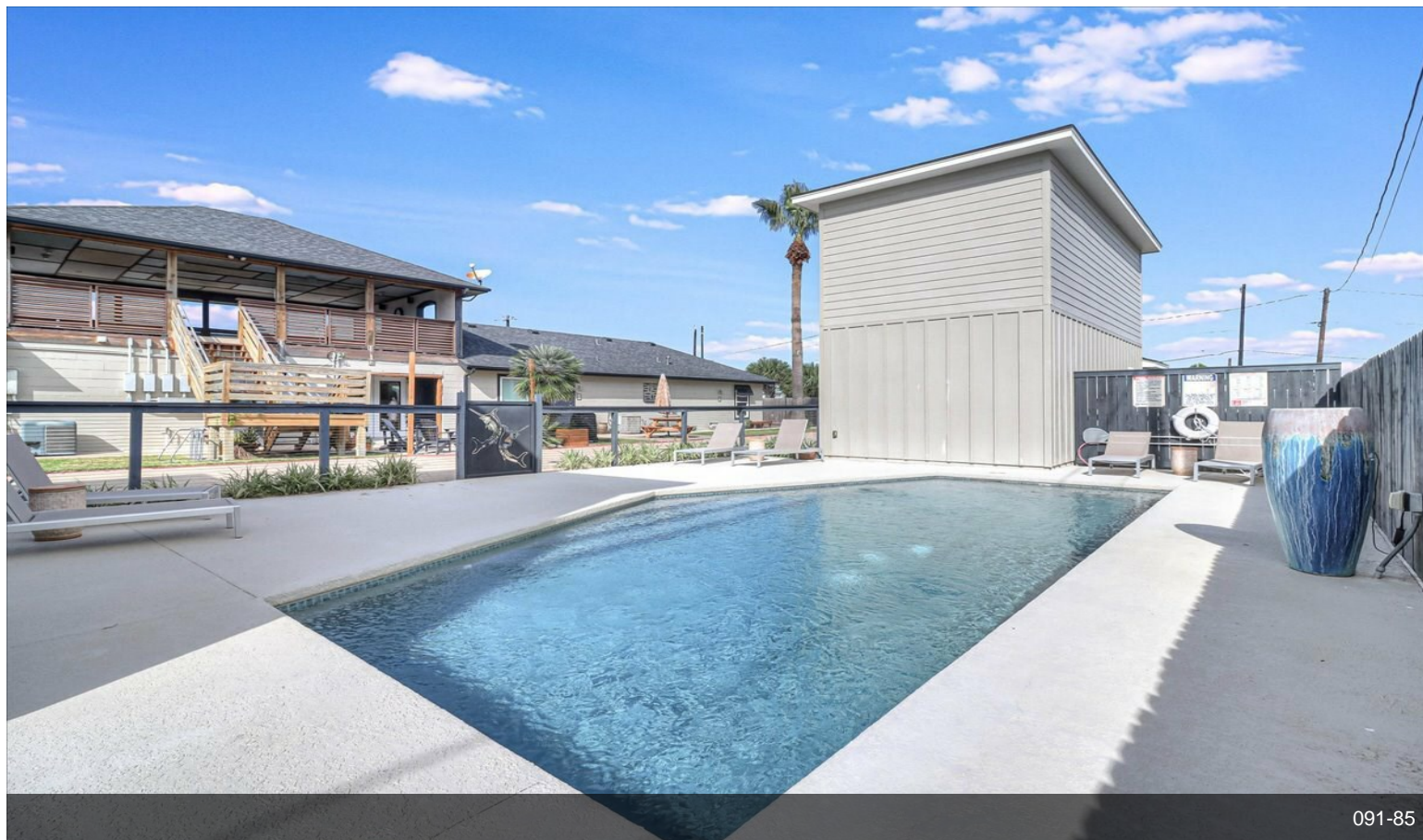


121 Cut Off Rd, Port Aransas, TX 78373

# Property Photos



004-03

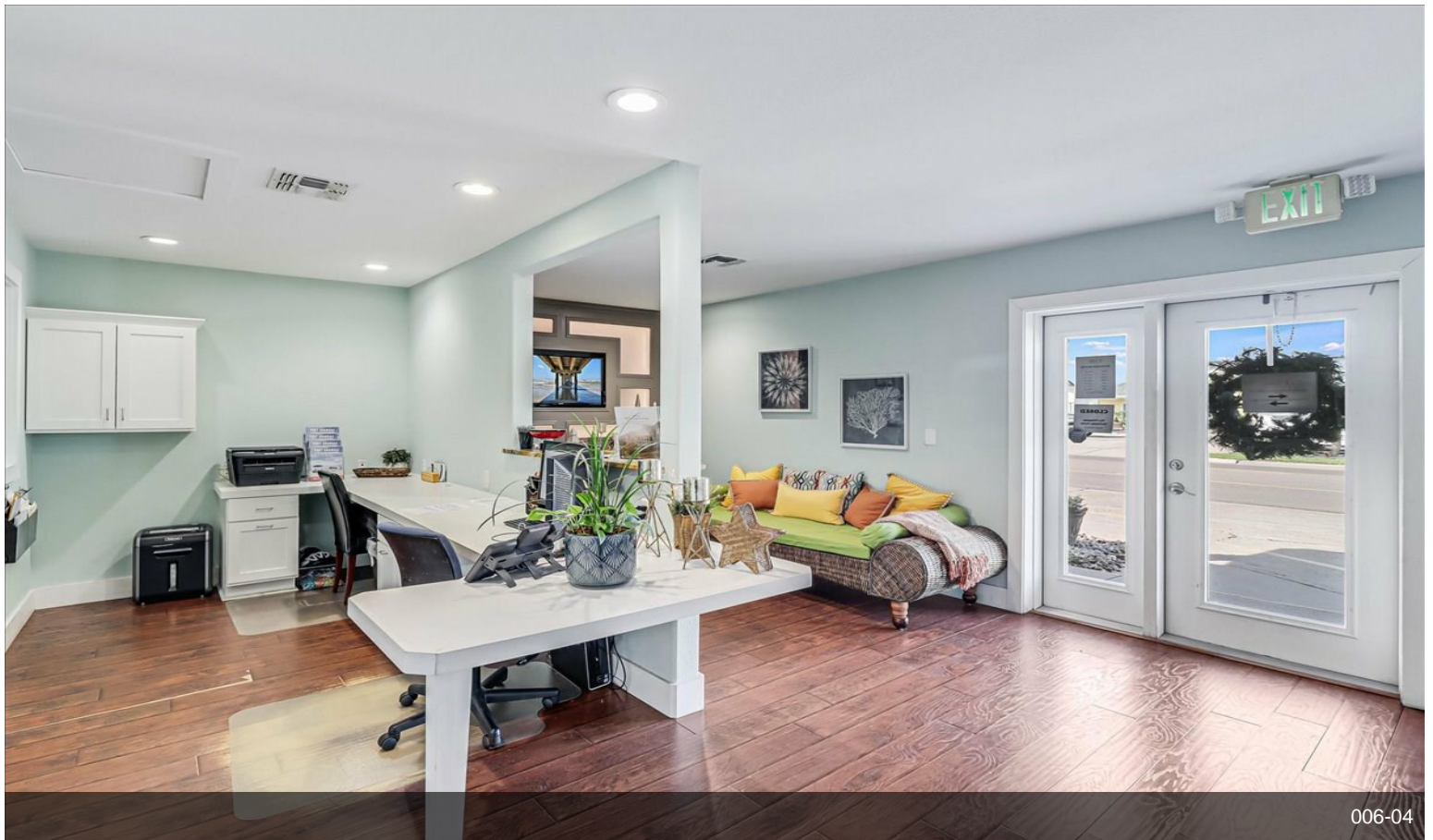


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# Property Photos

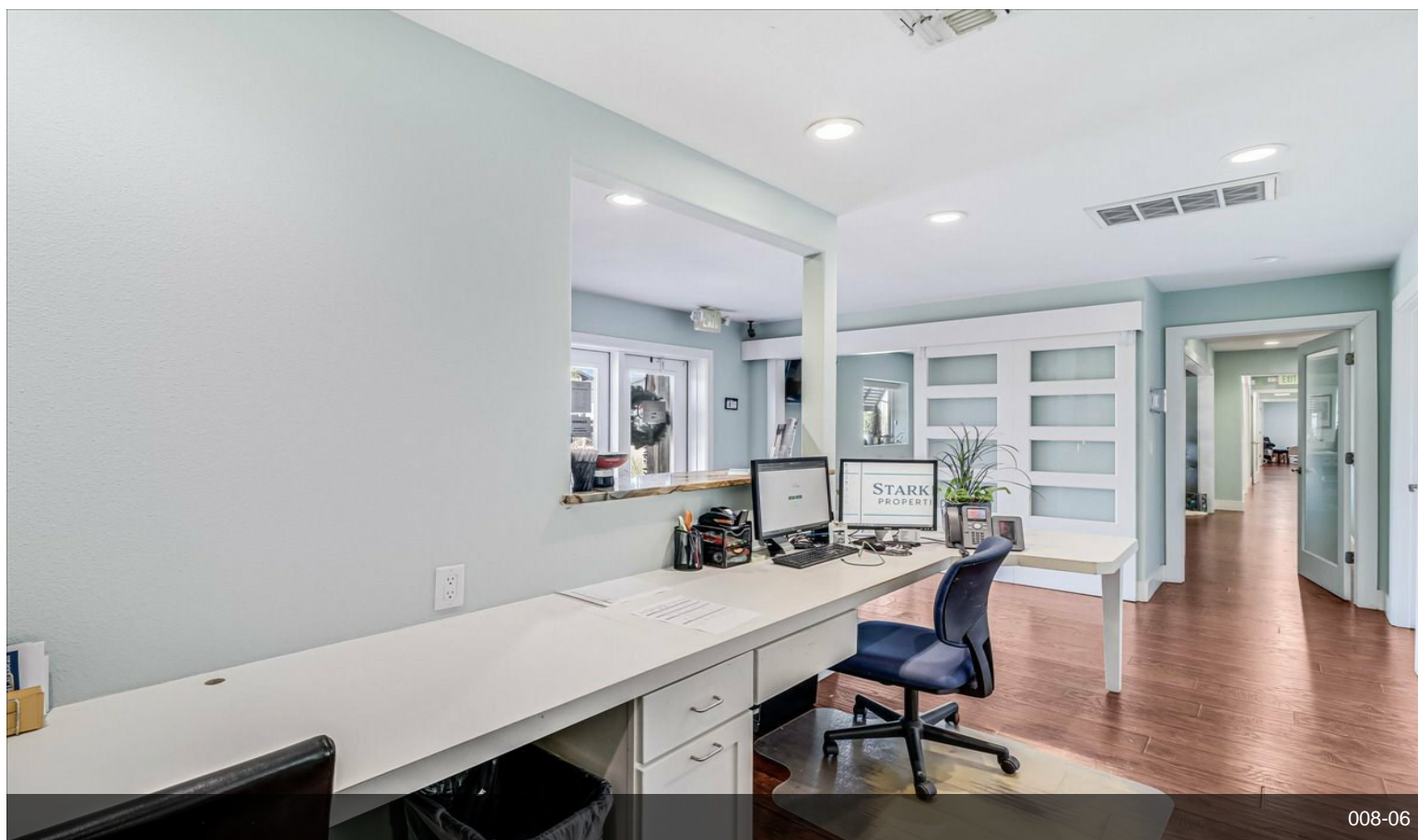
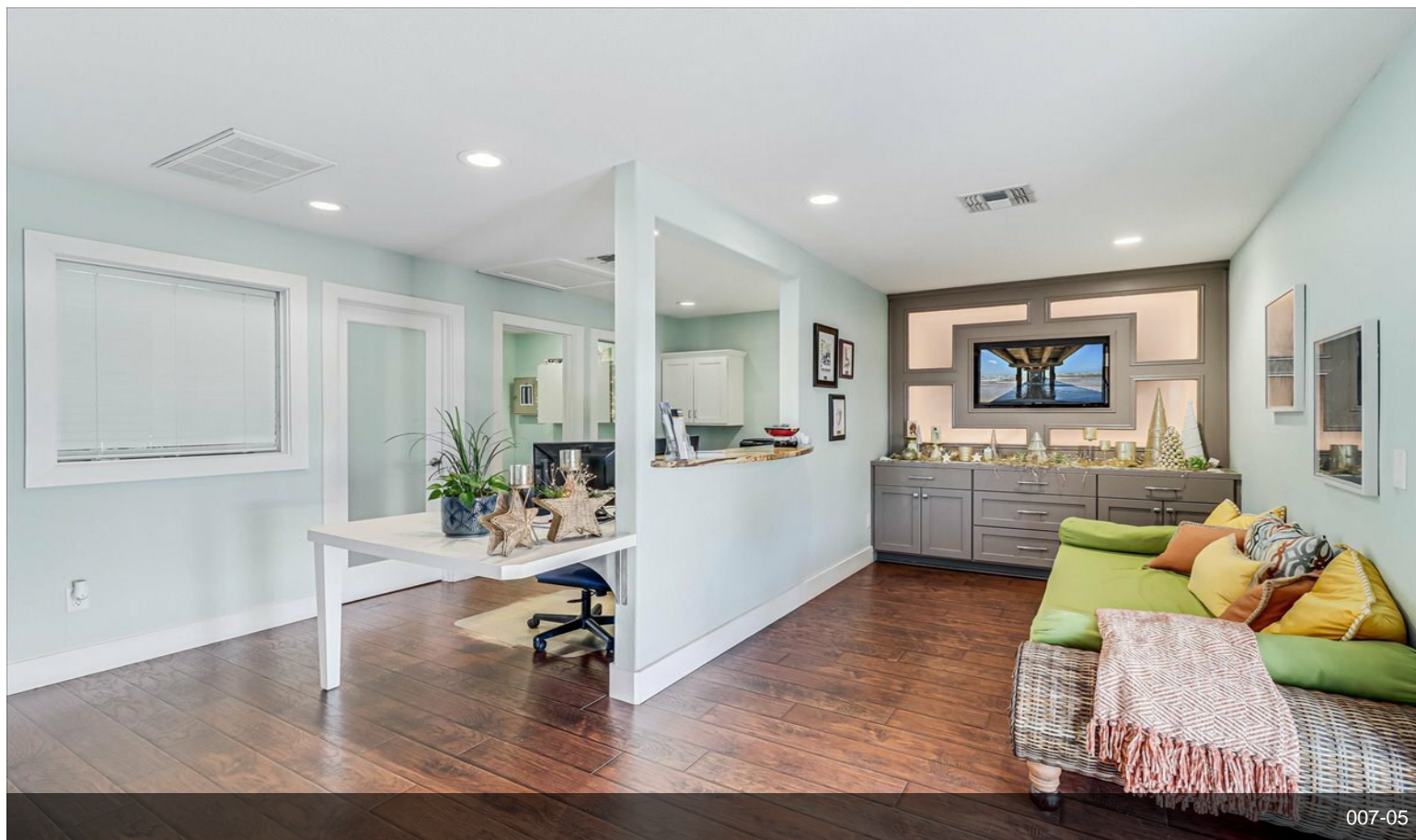


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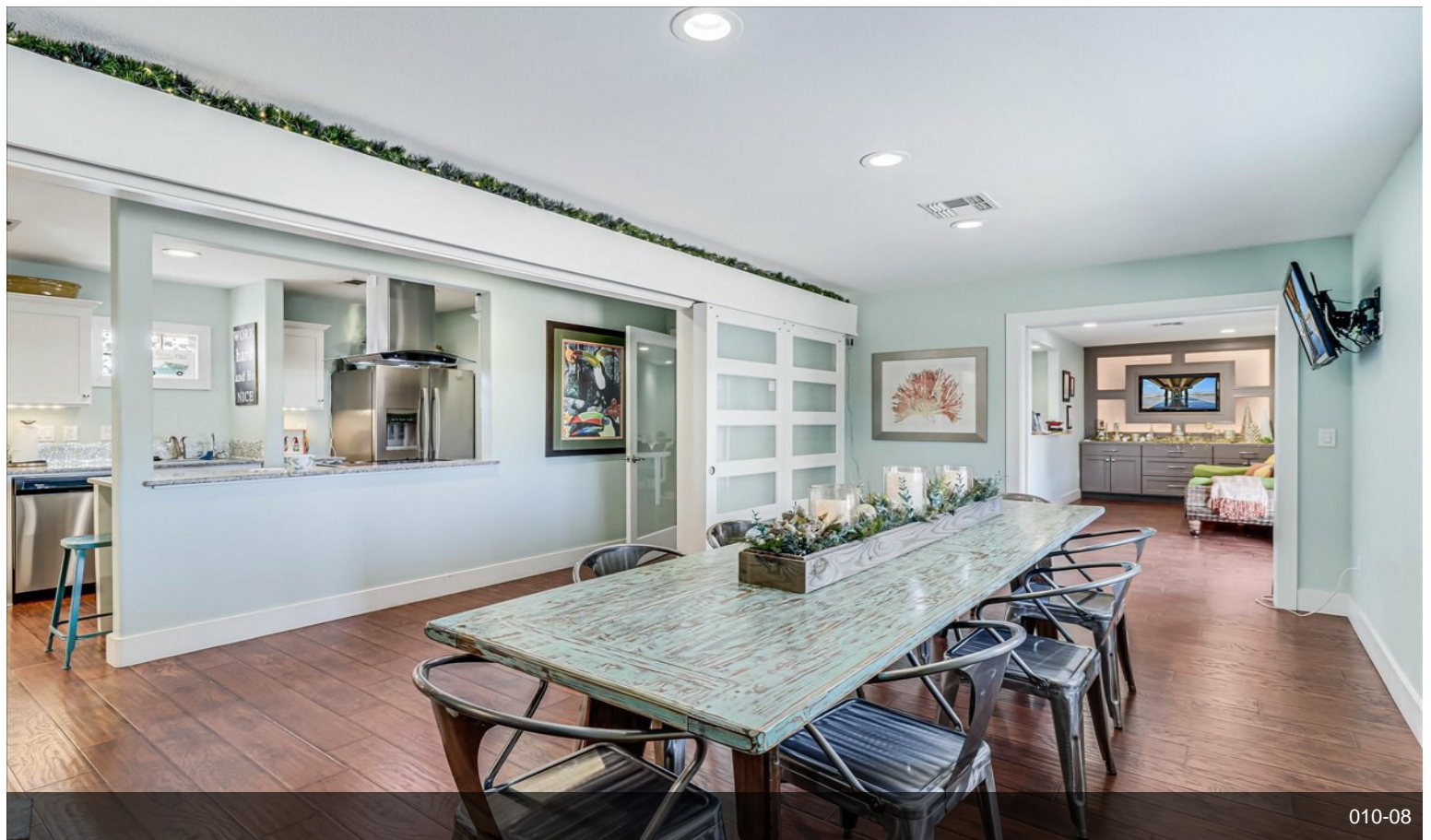


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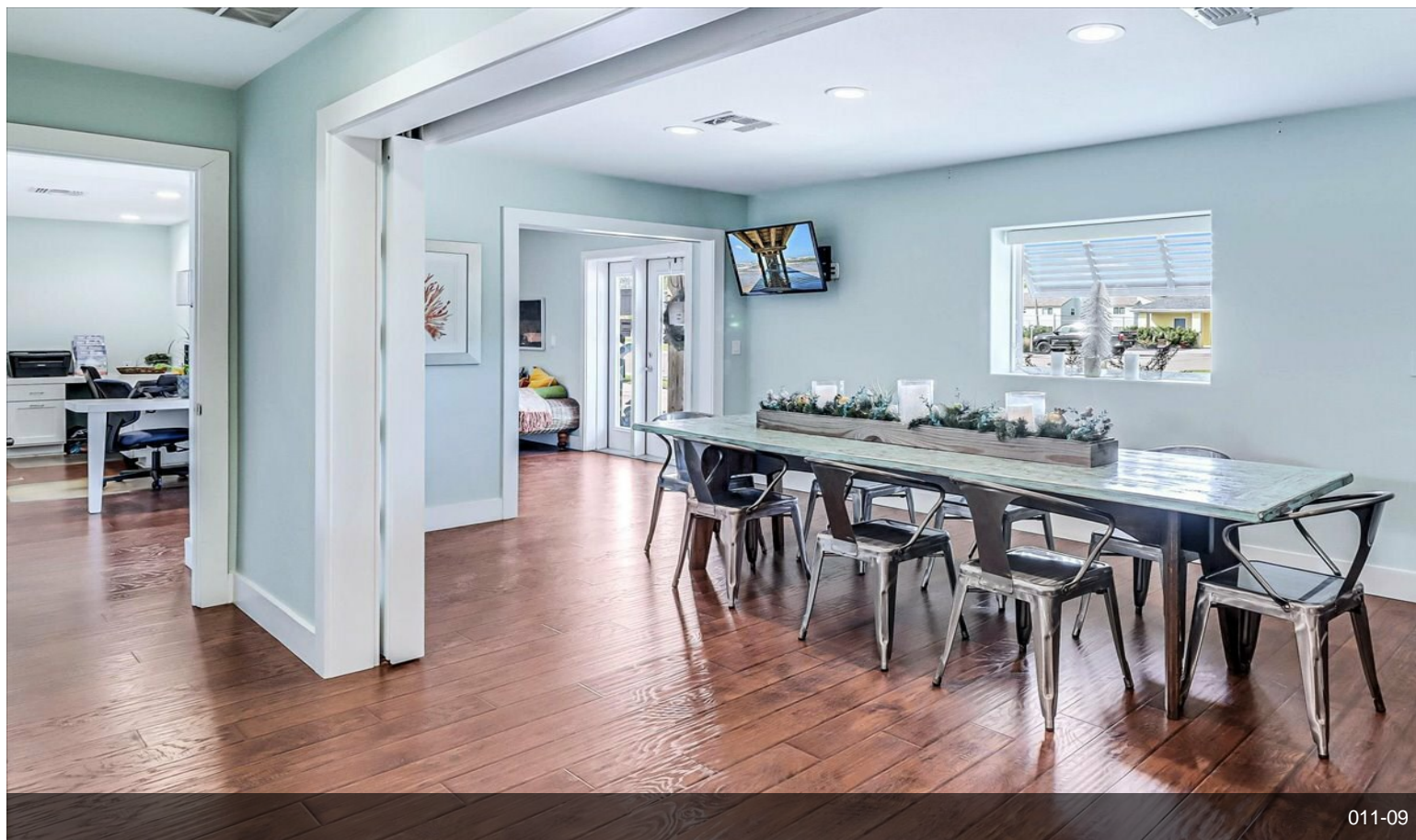
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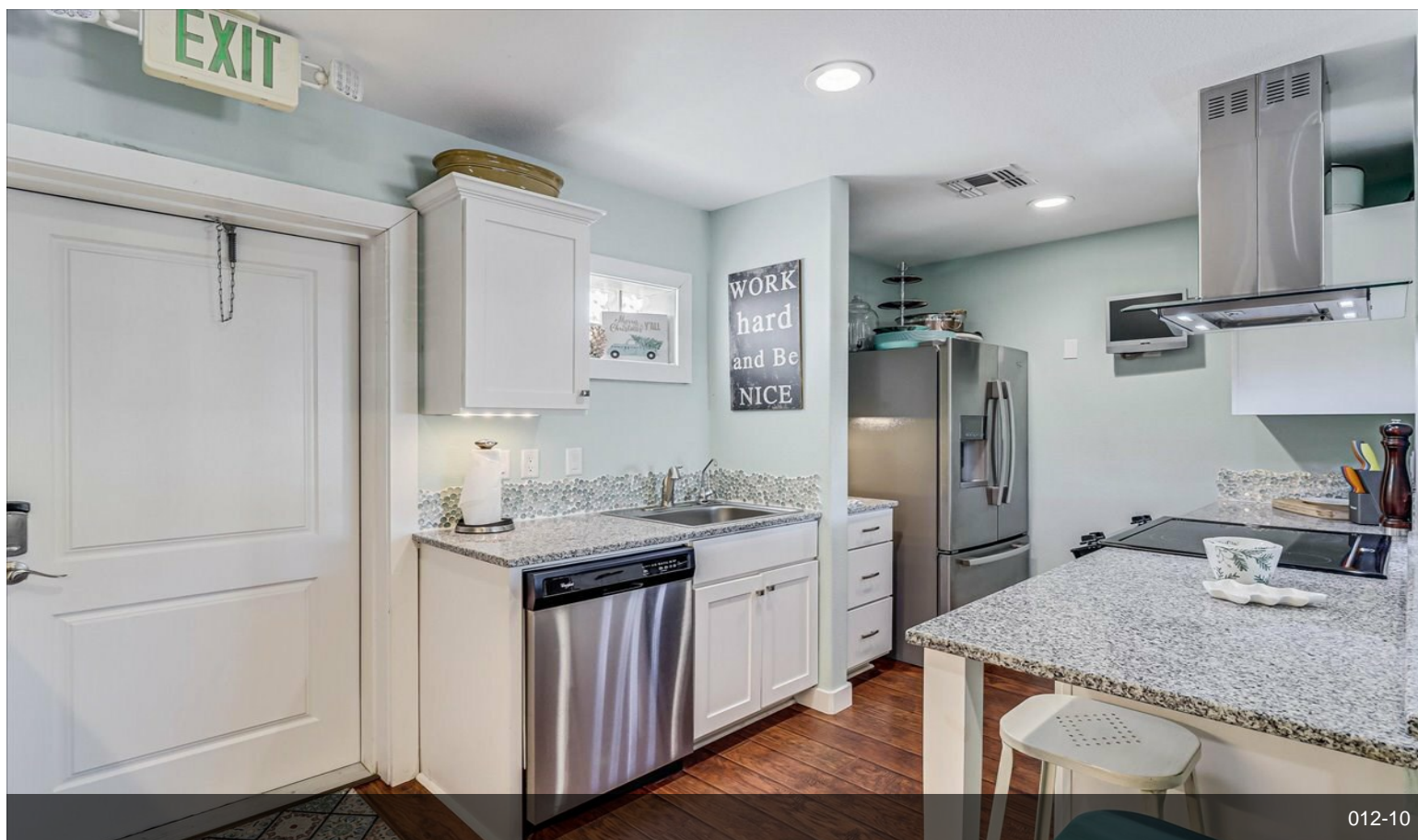
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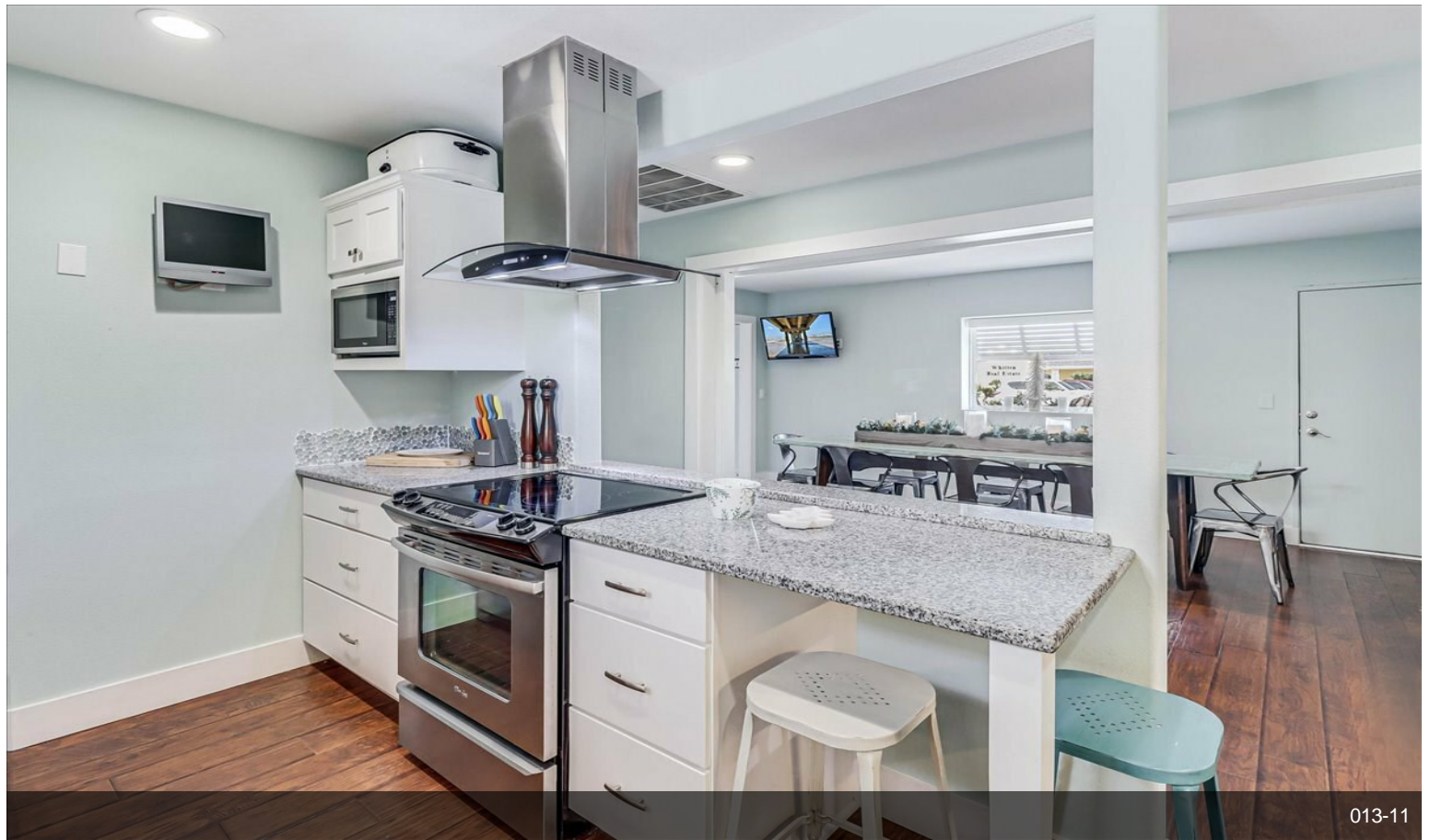
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012-10



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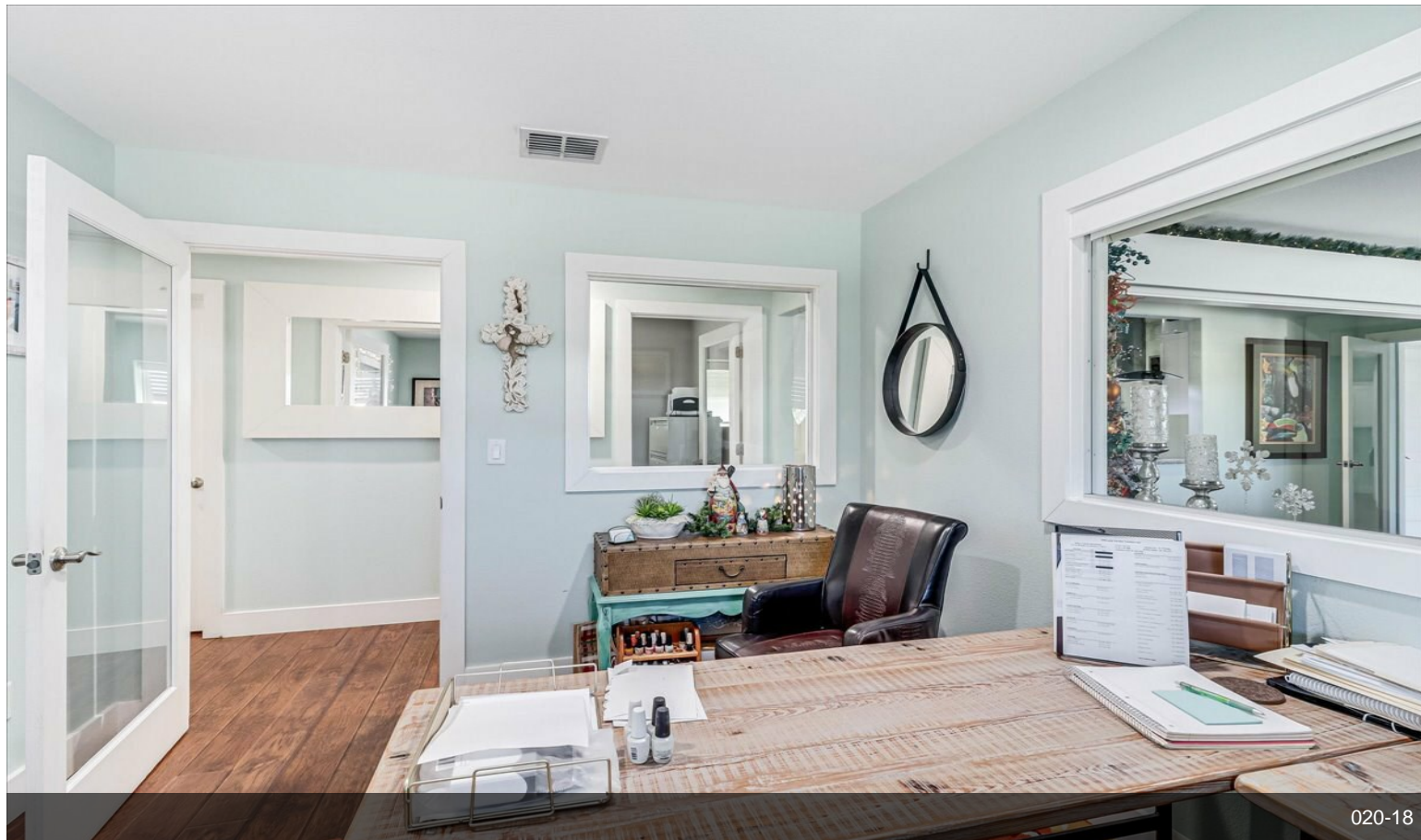


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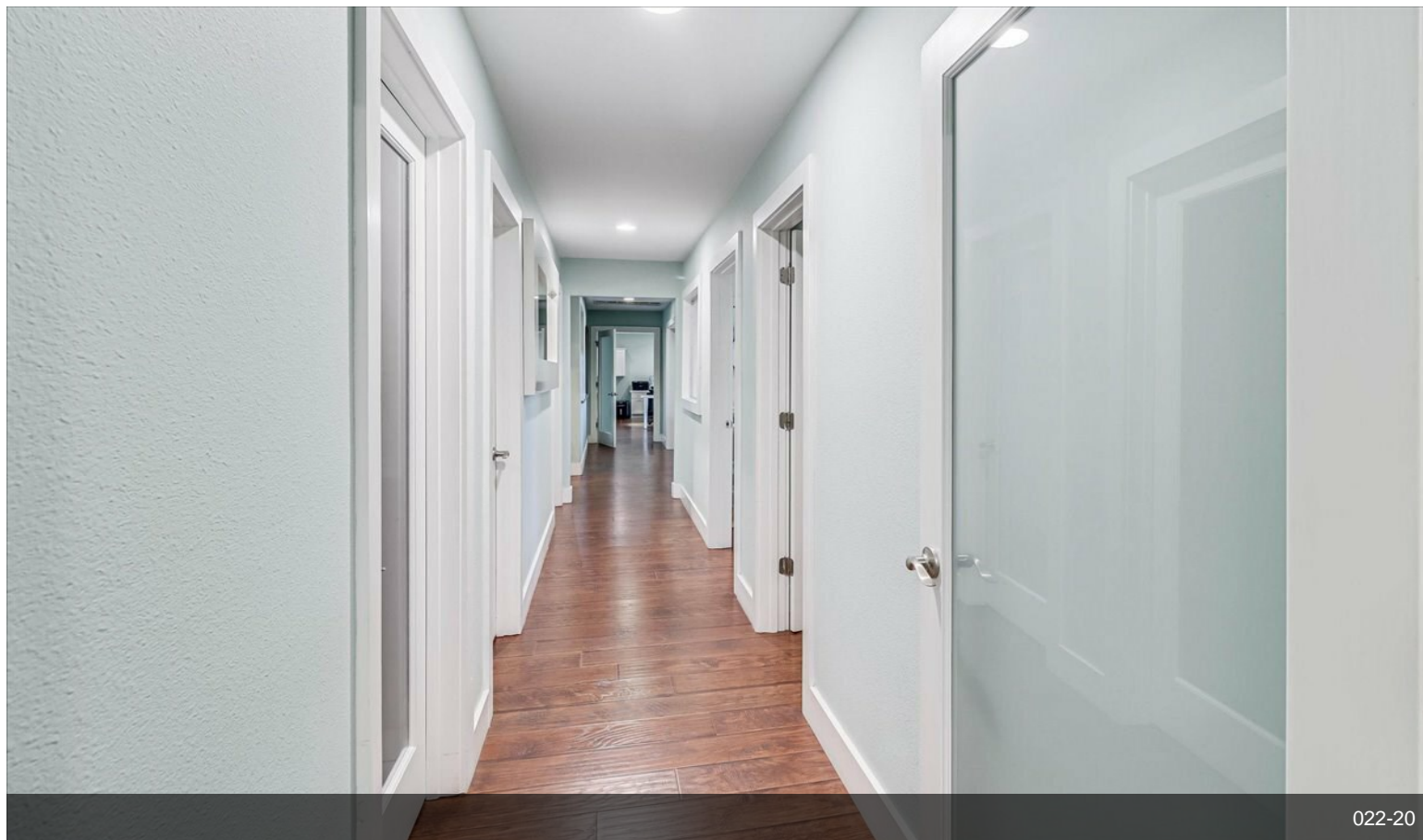


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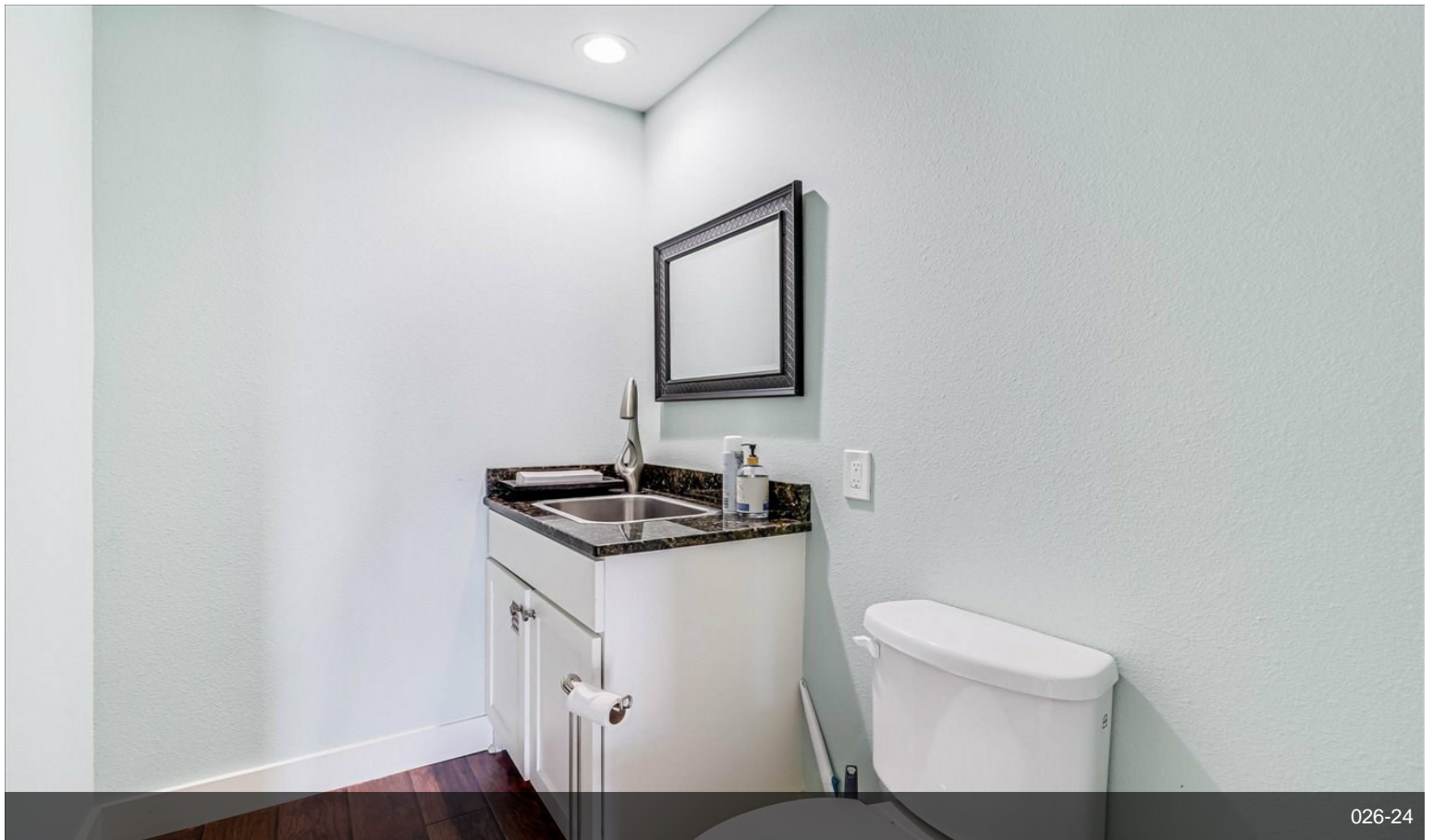


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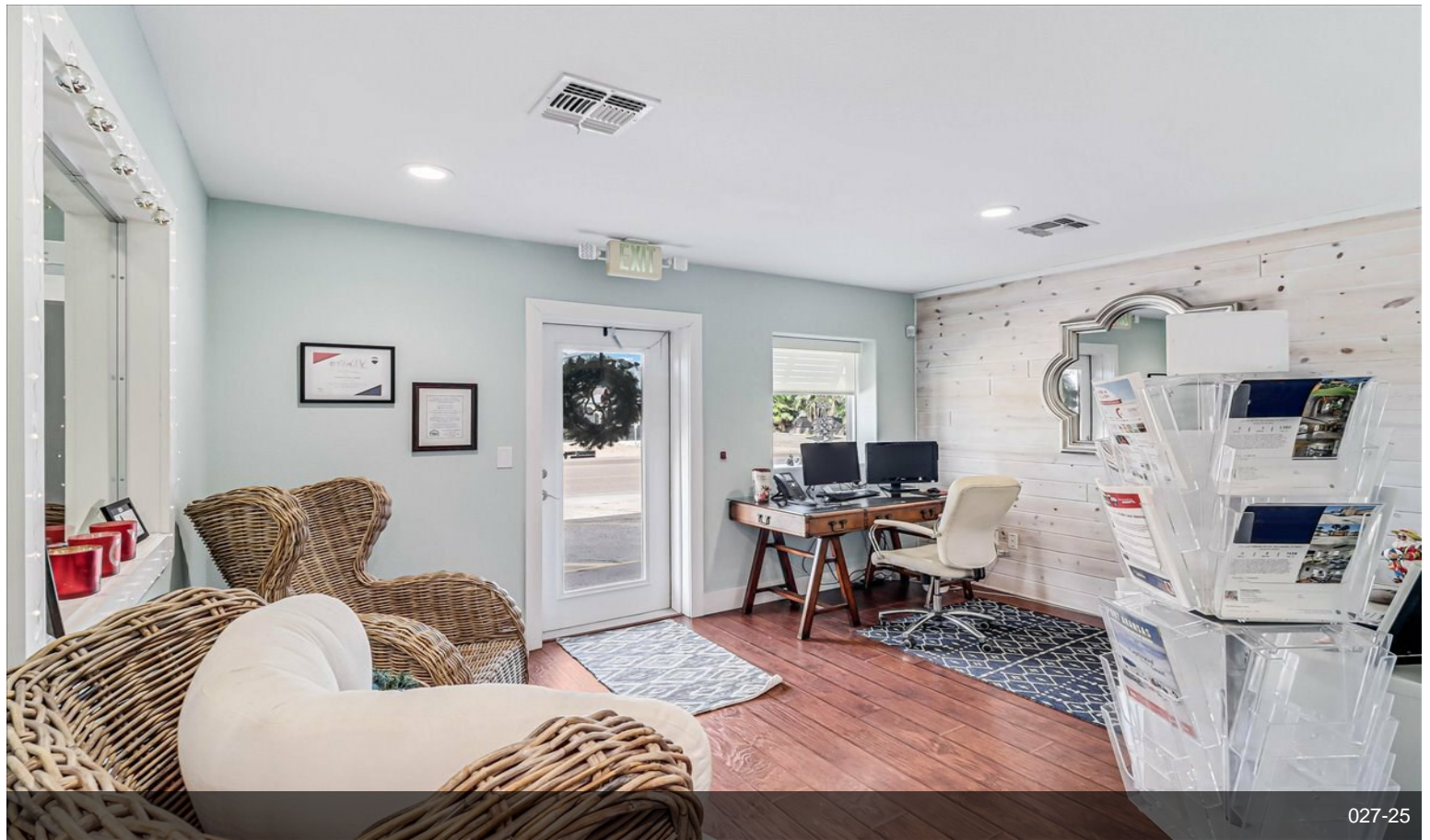


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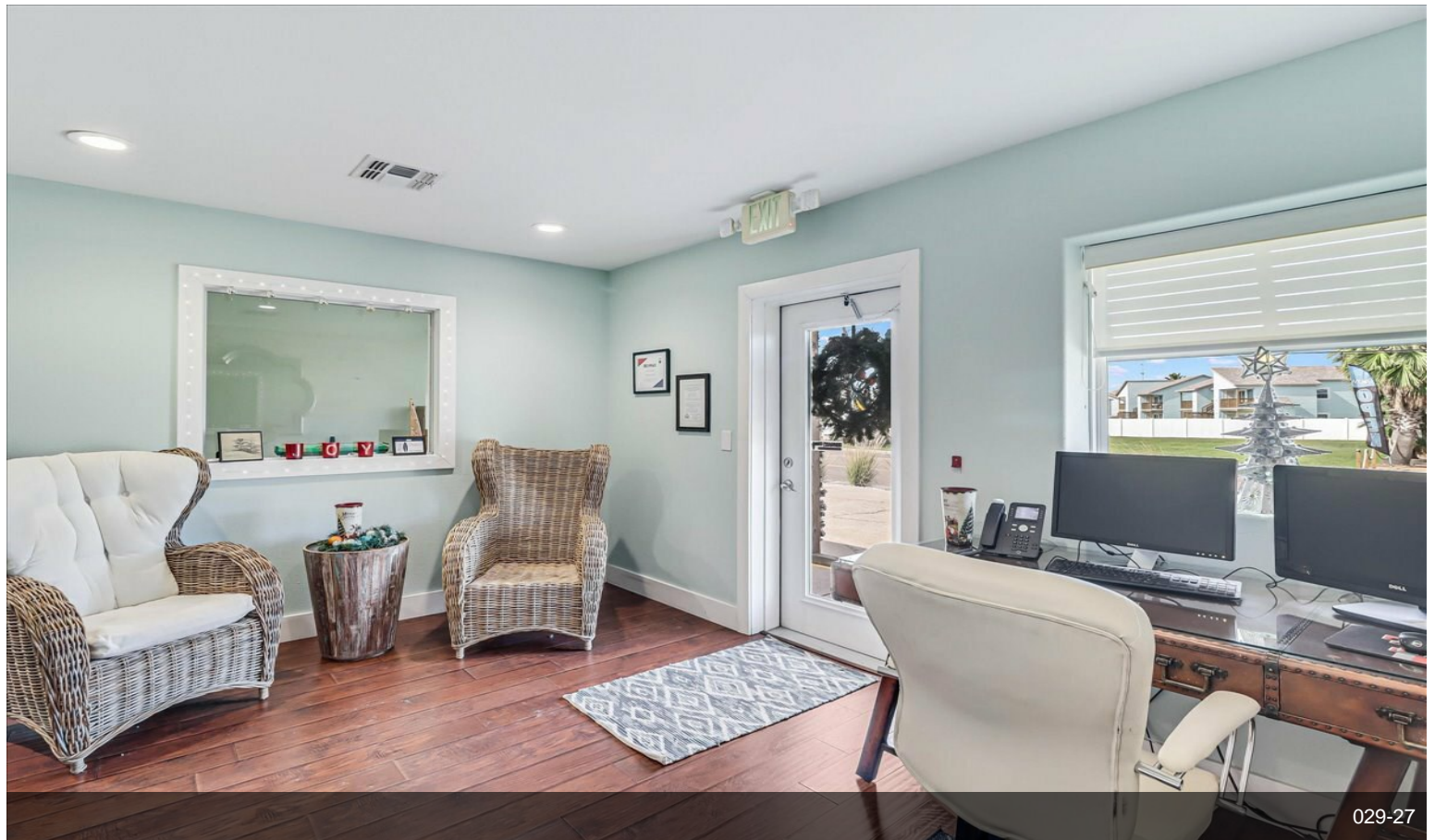


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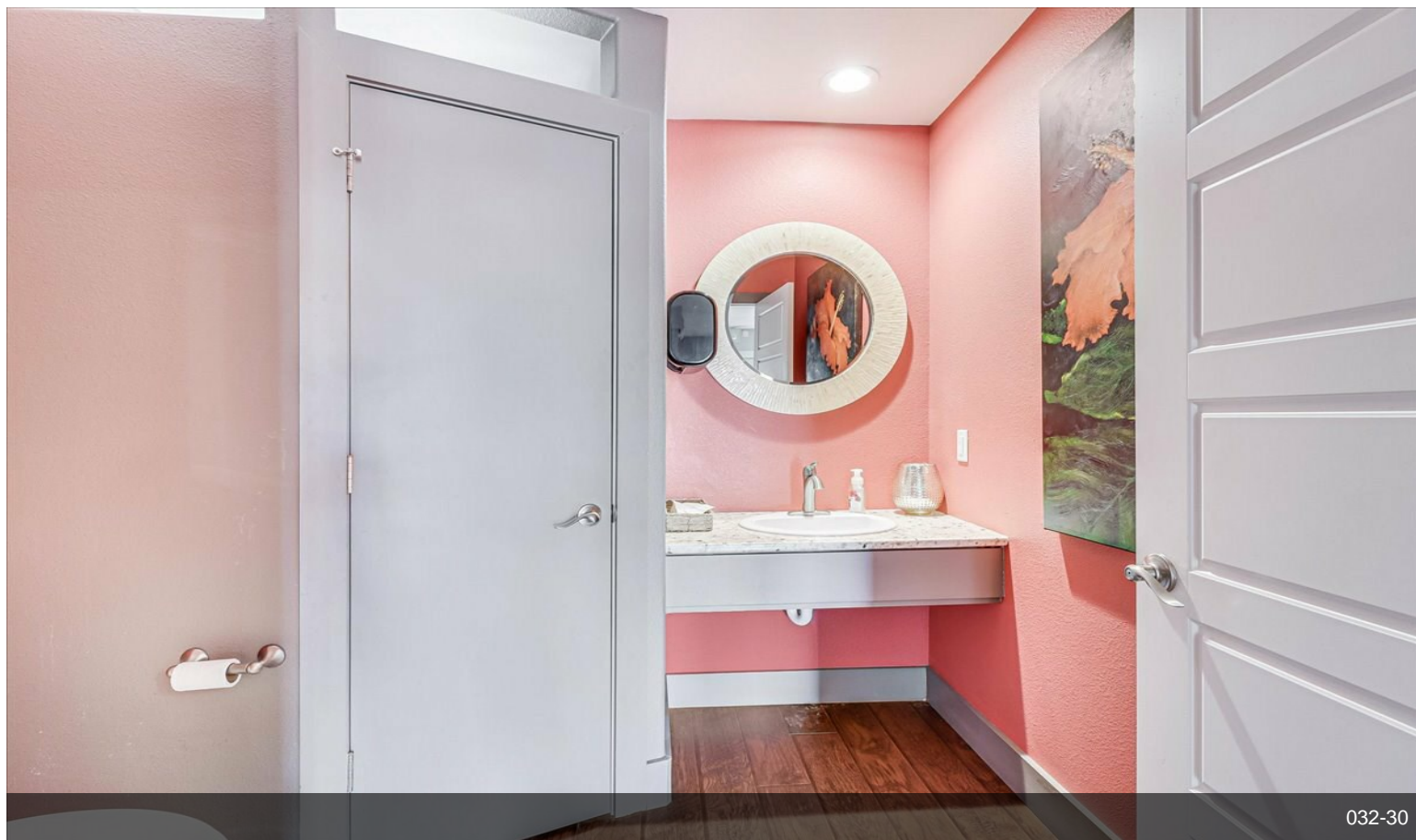


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029-27

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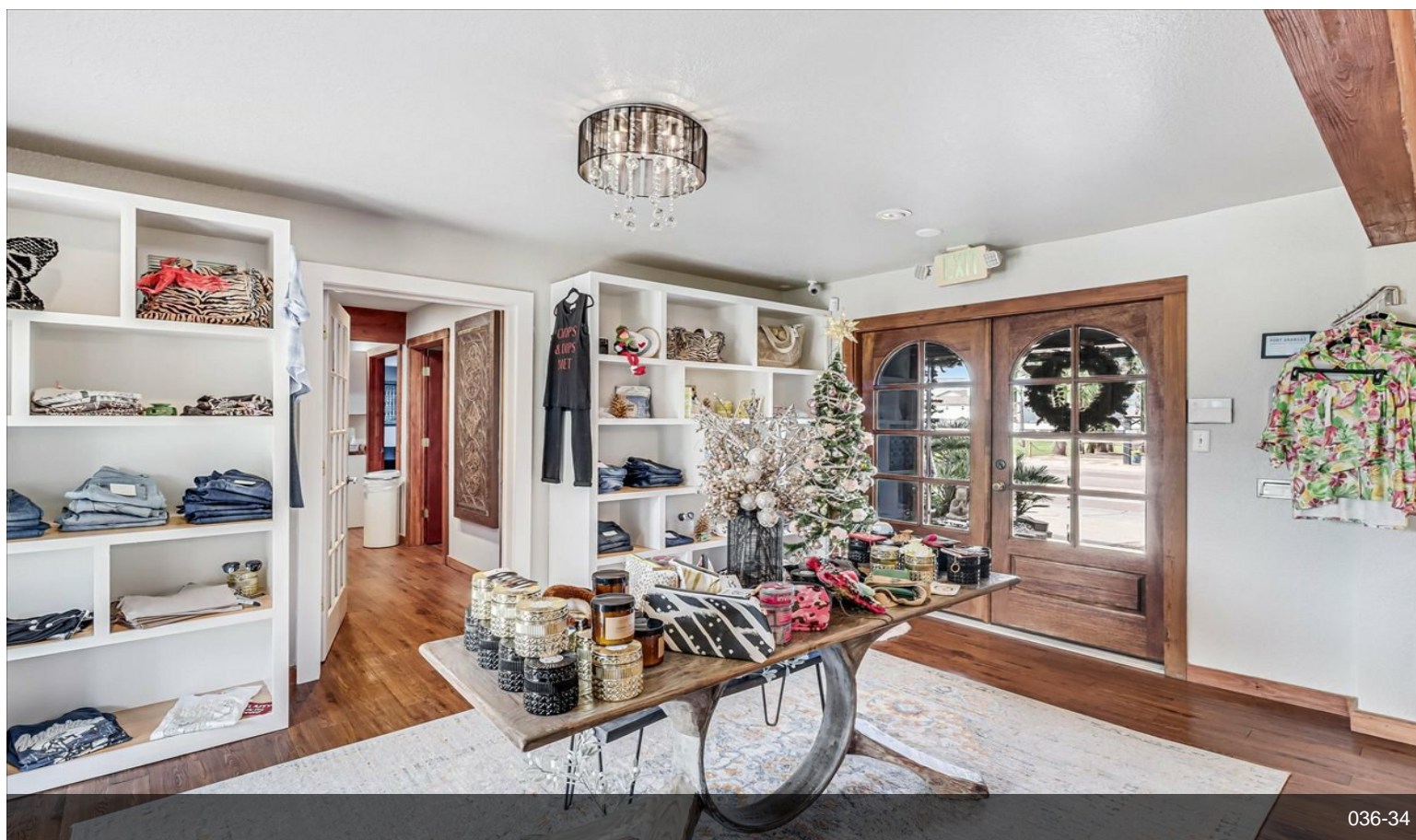
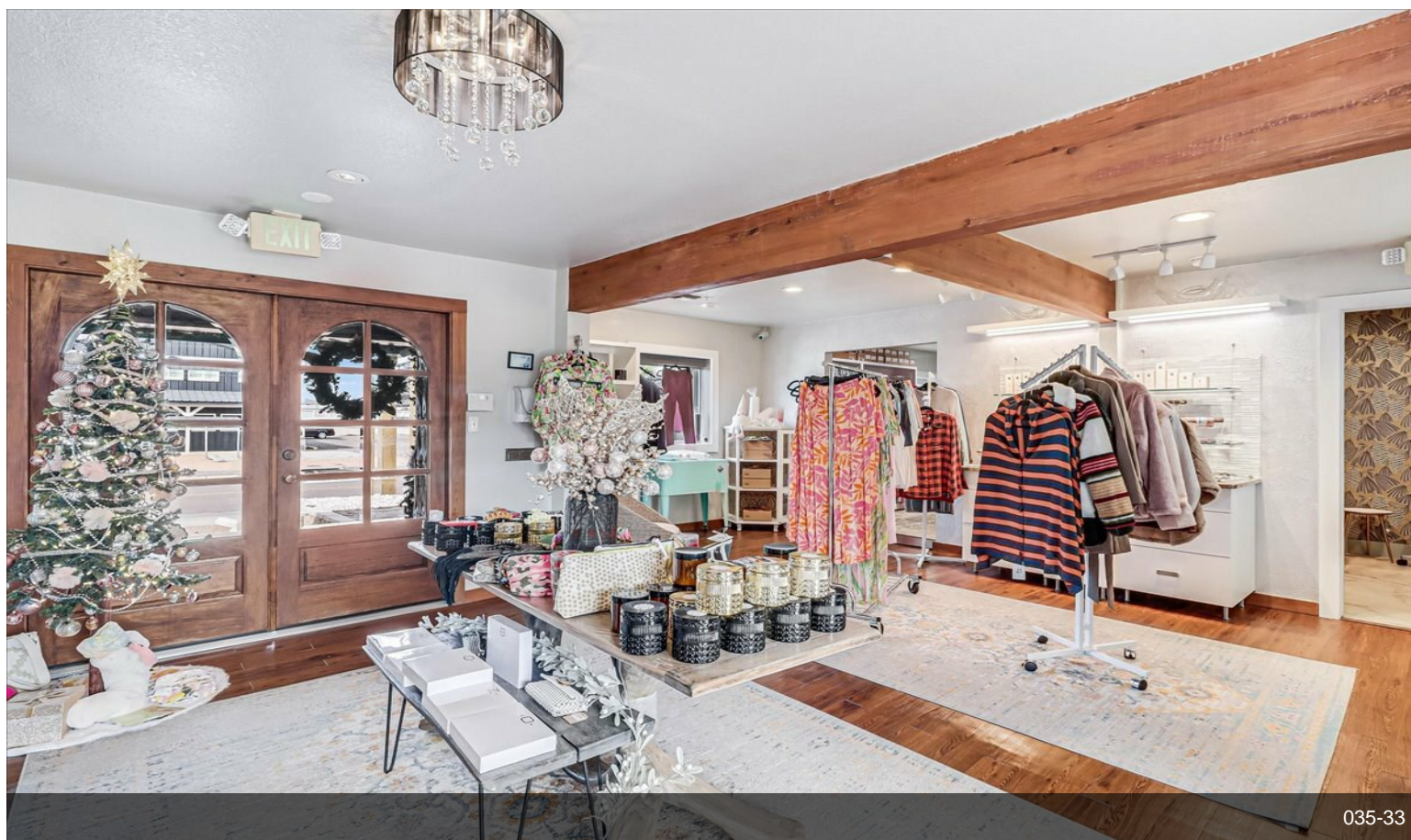


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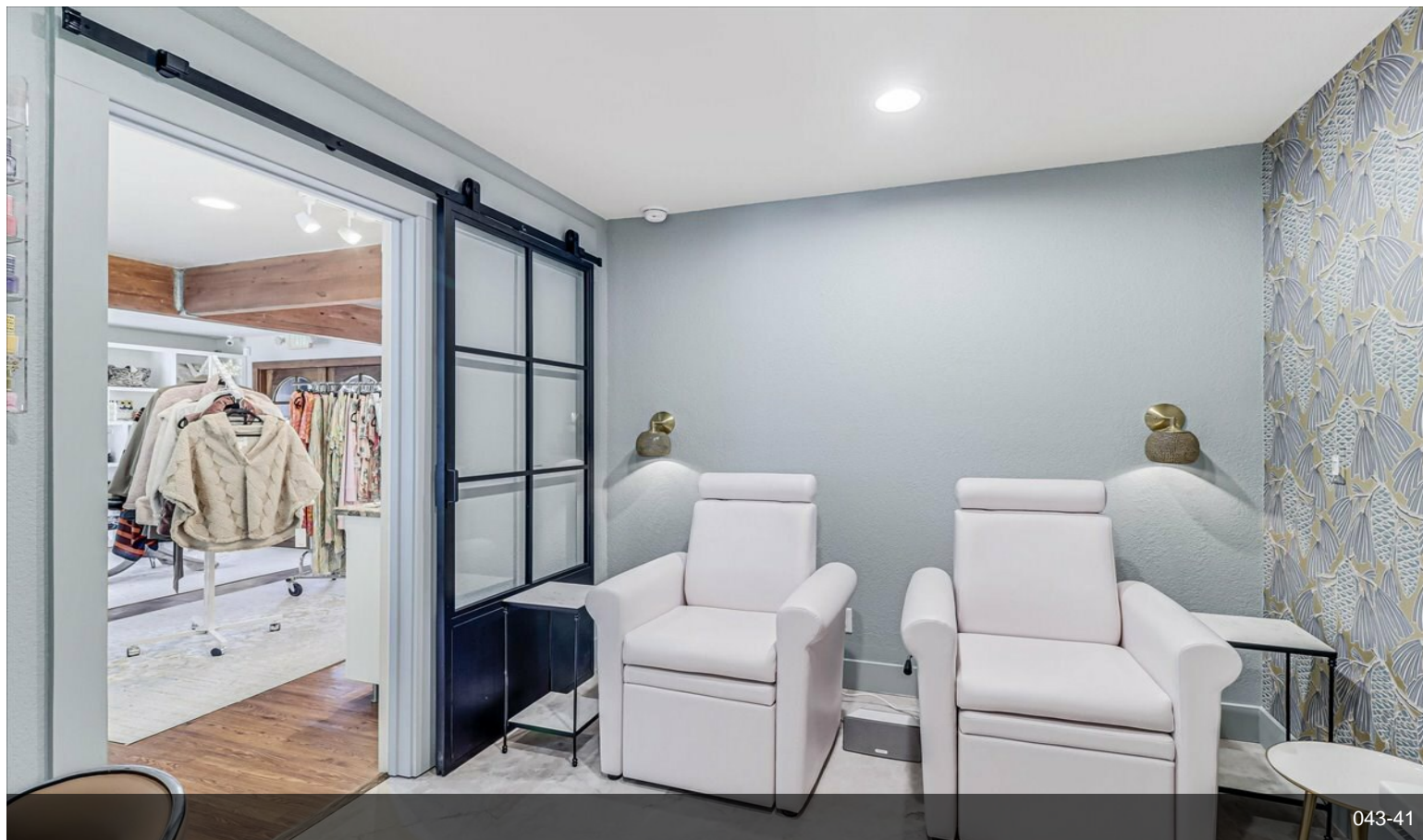
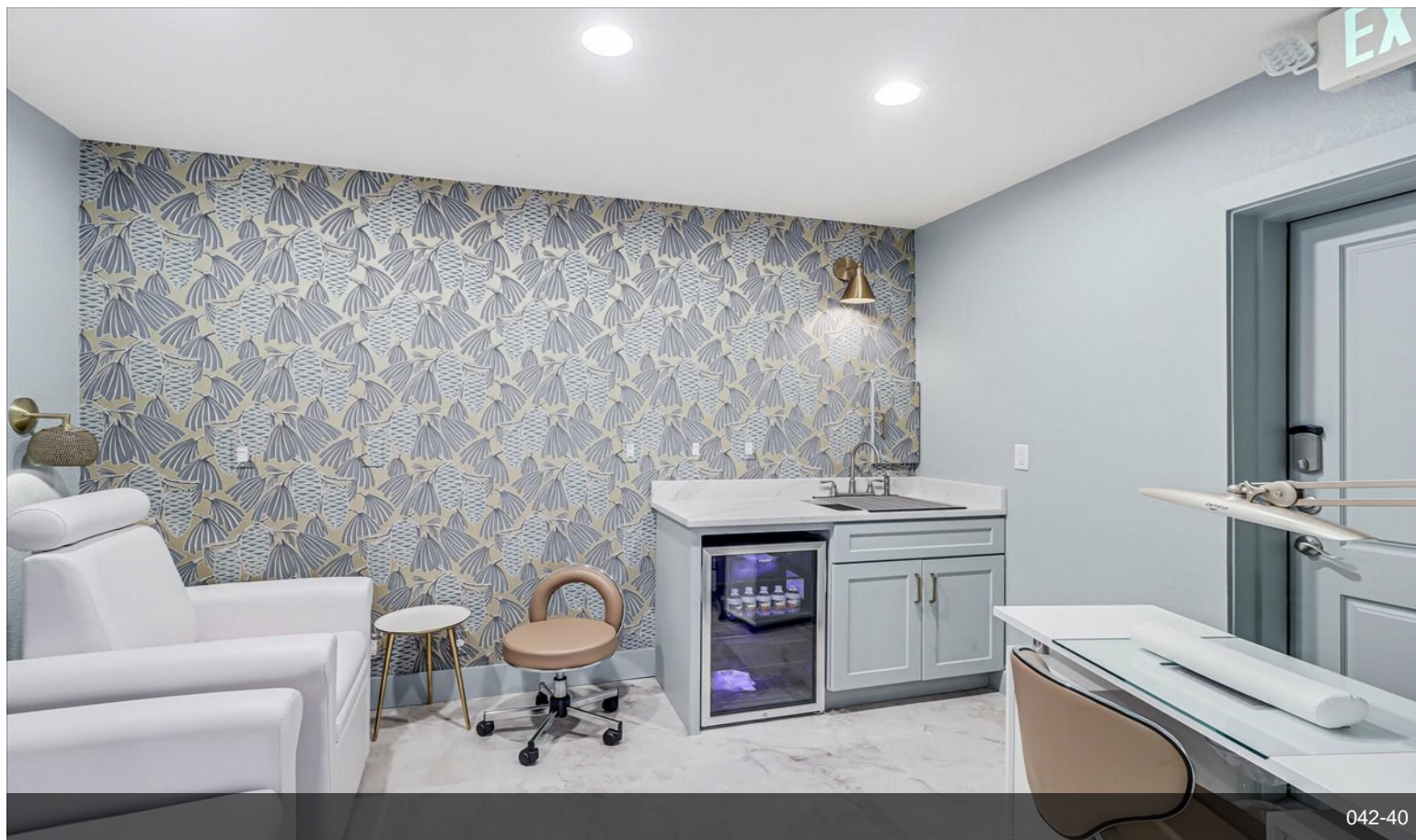


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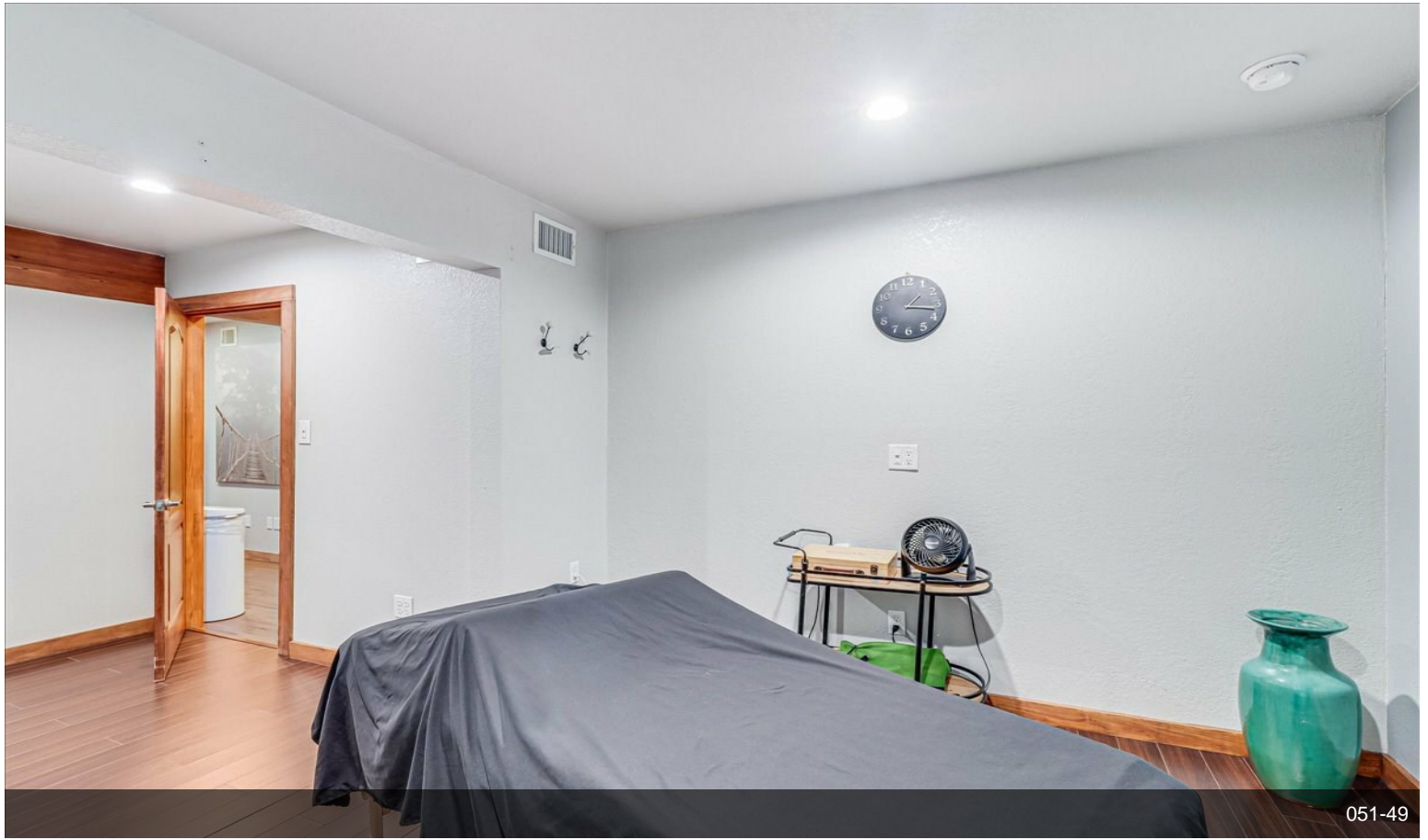
# Property Photos



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# Property Photos



051-49



053-51



# Property Photos



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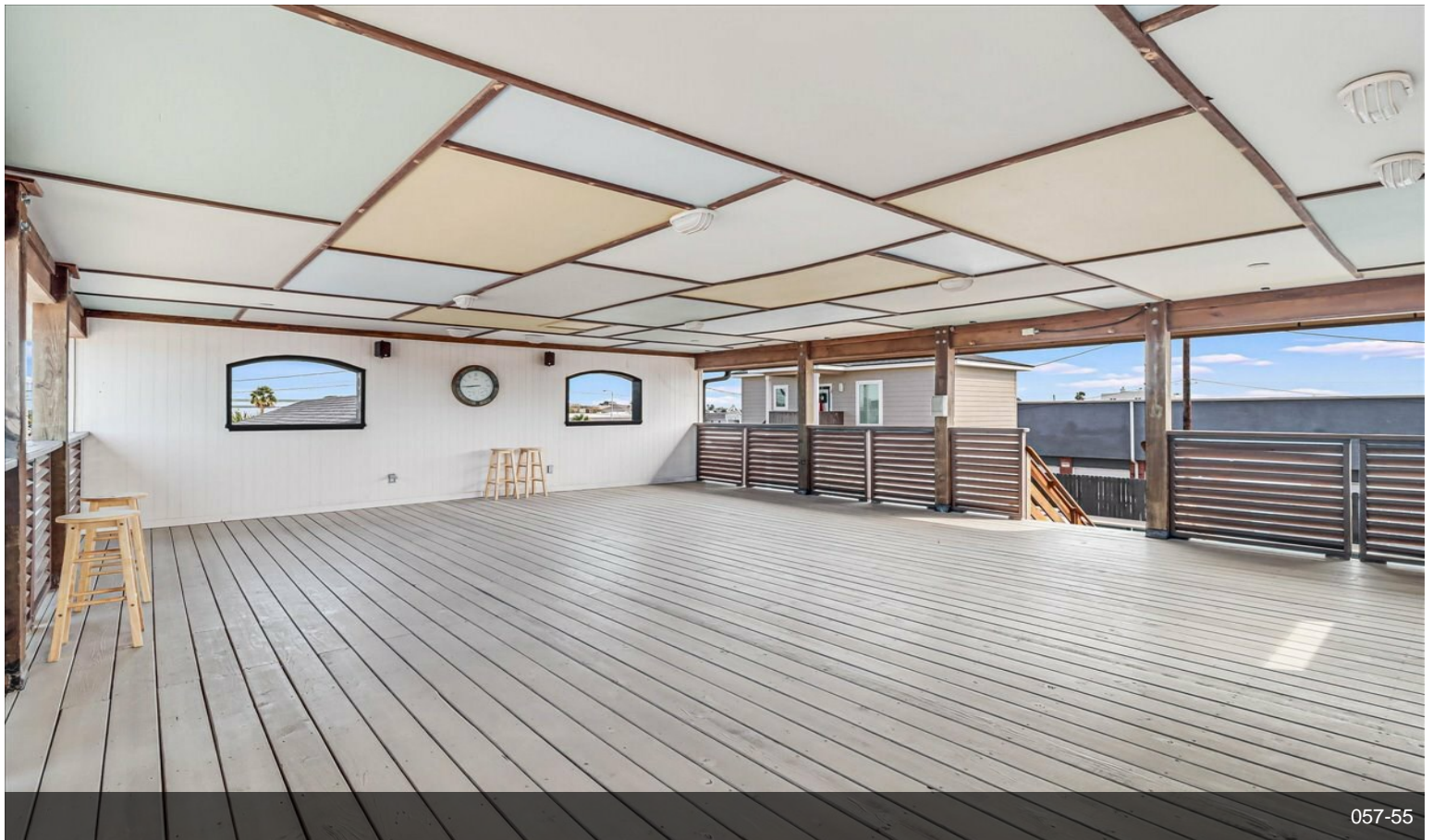


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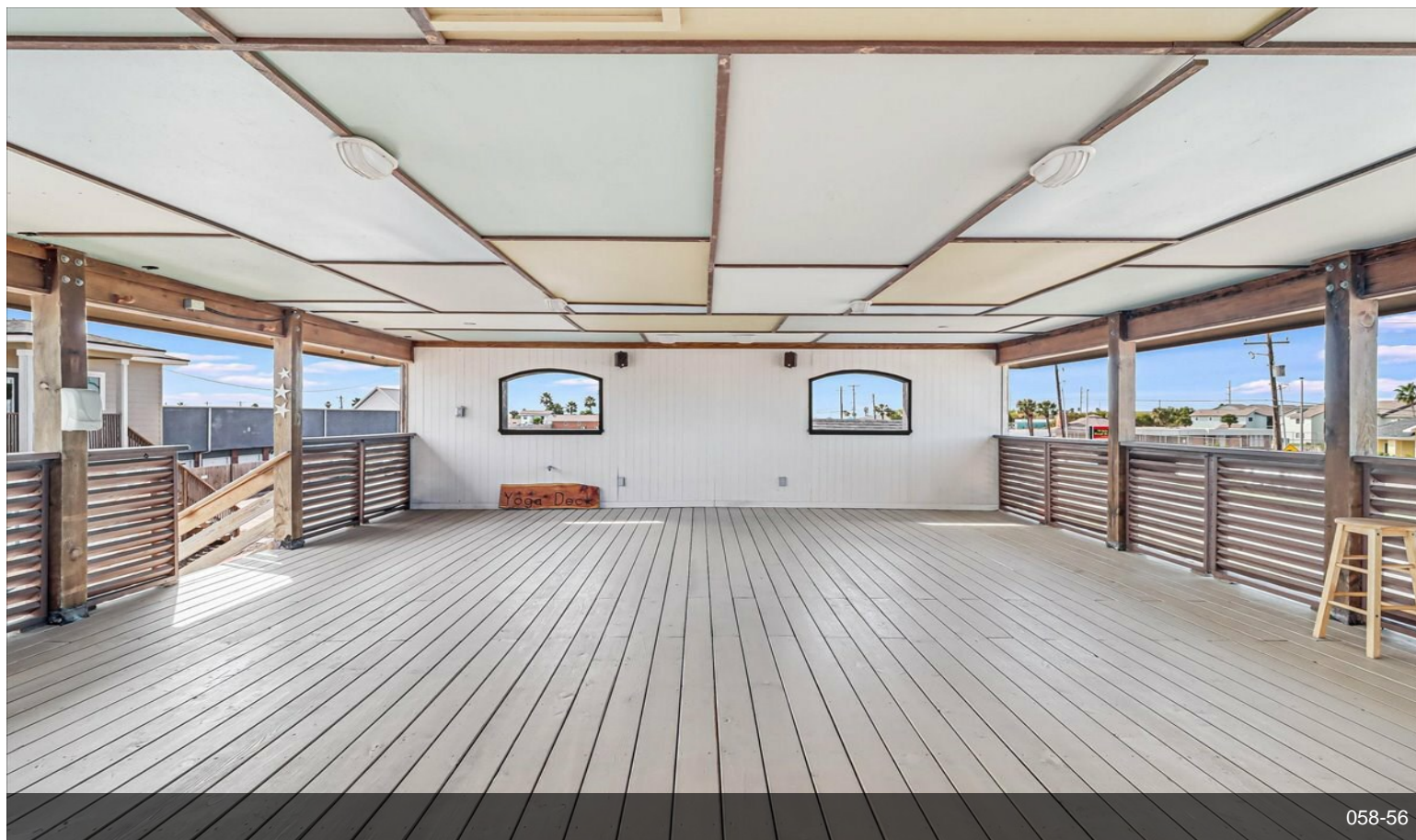


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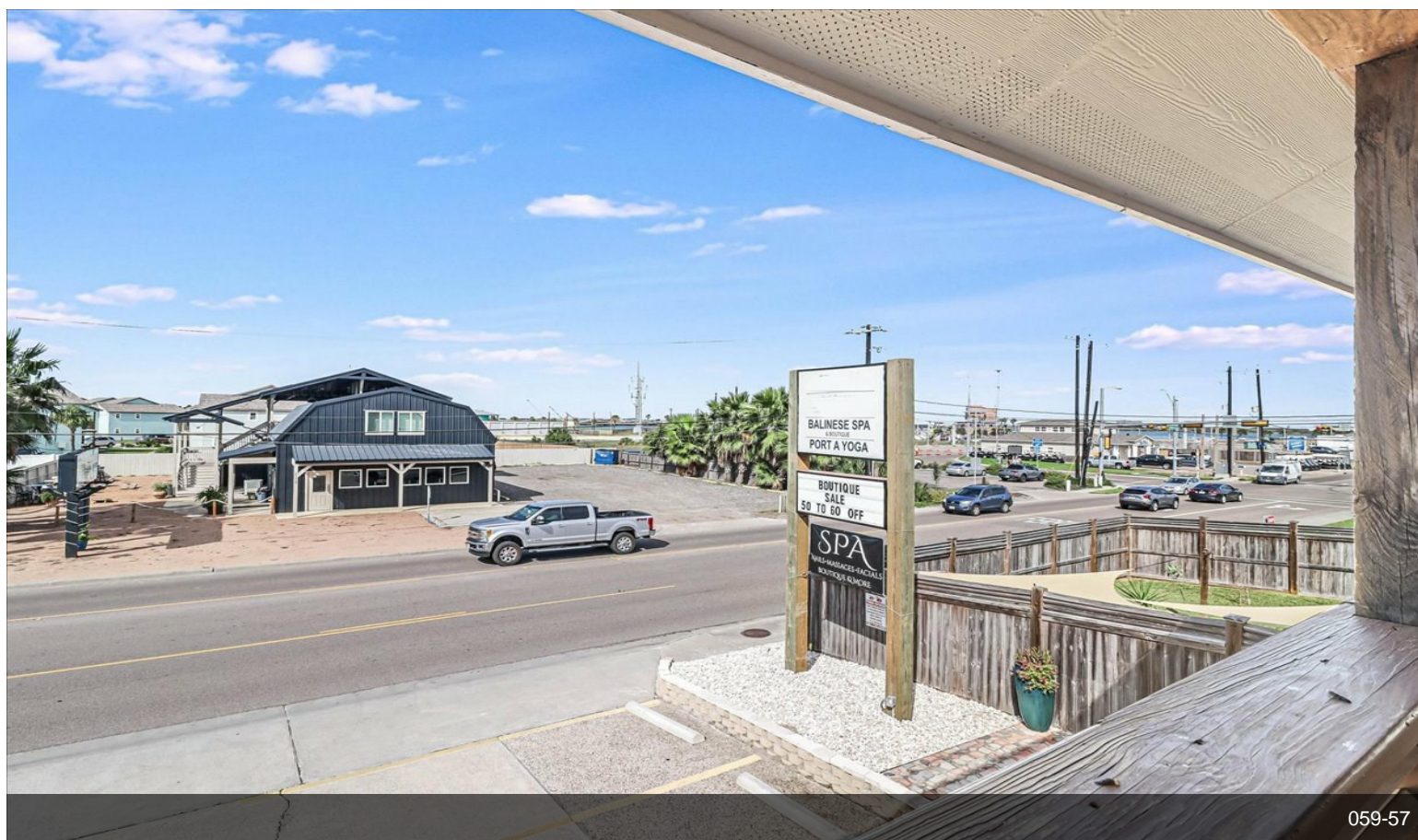


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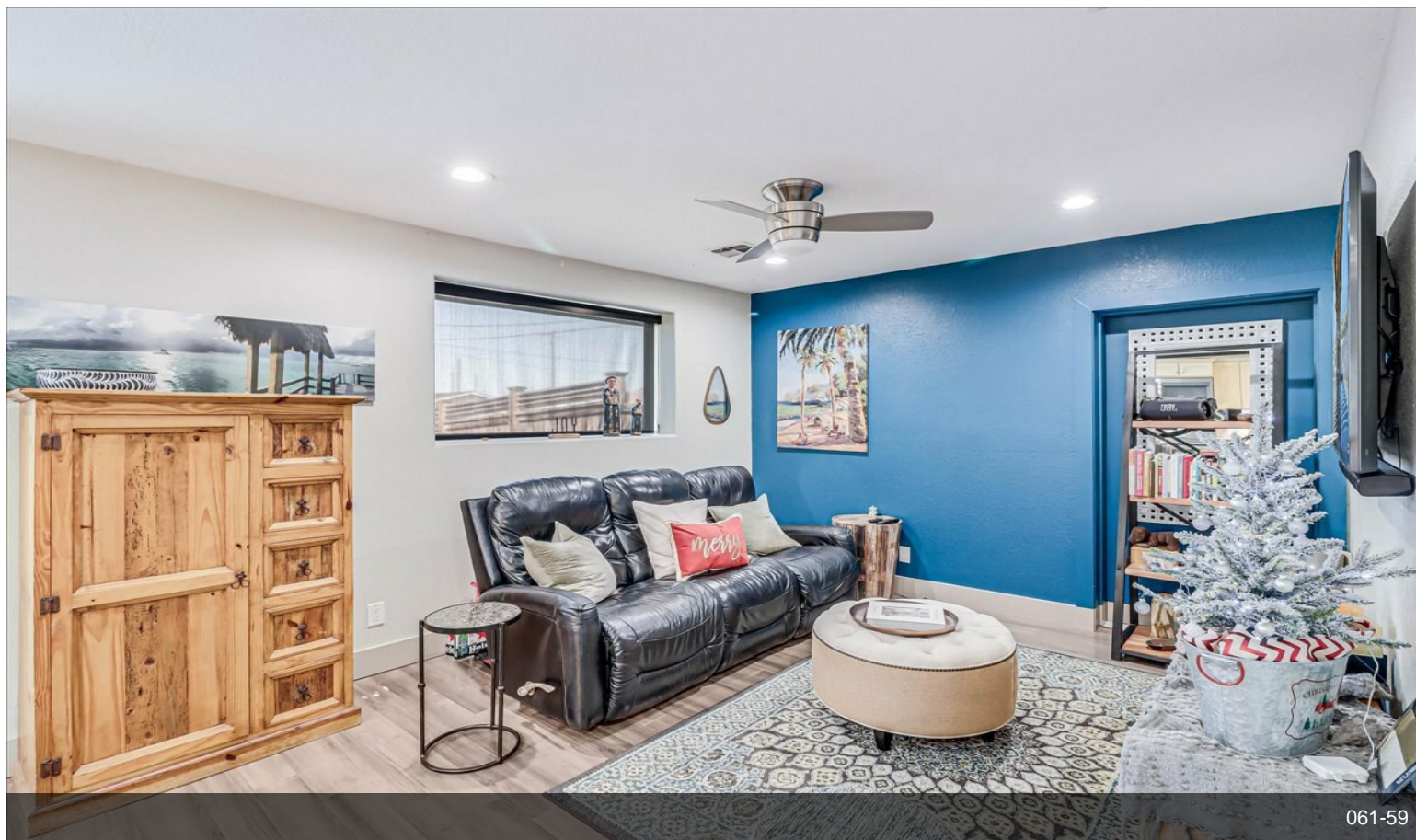


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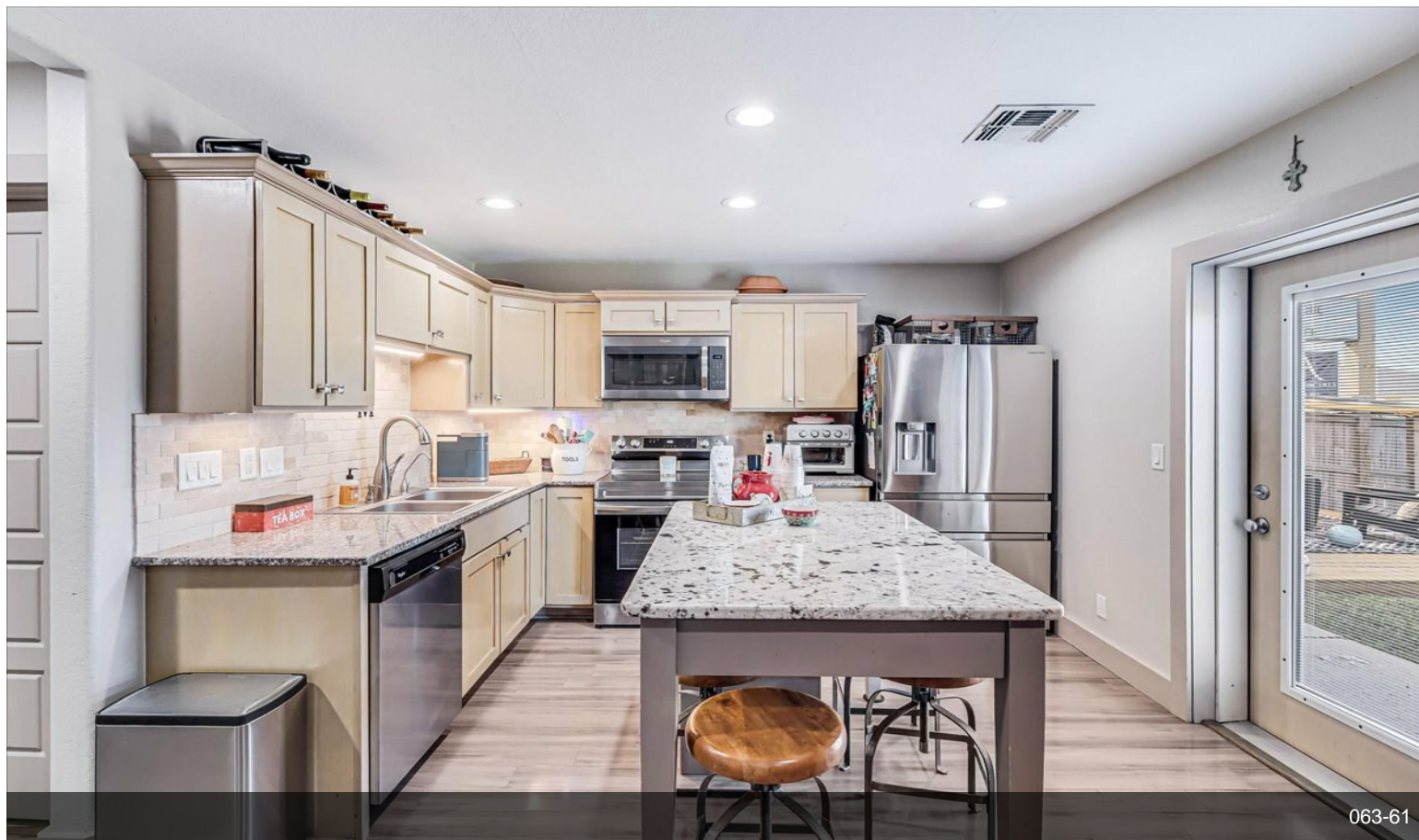


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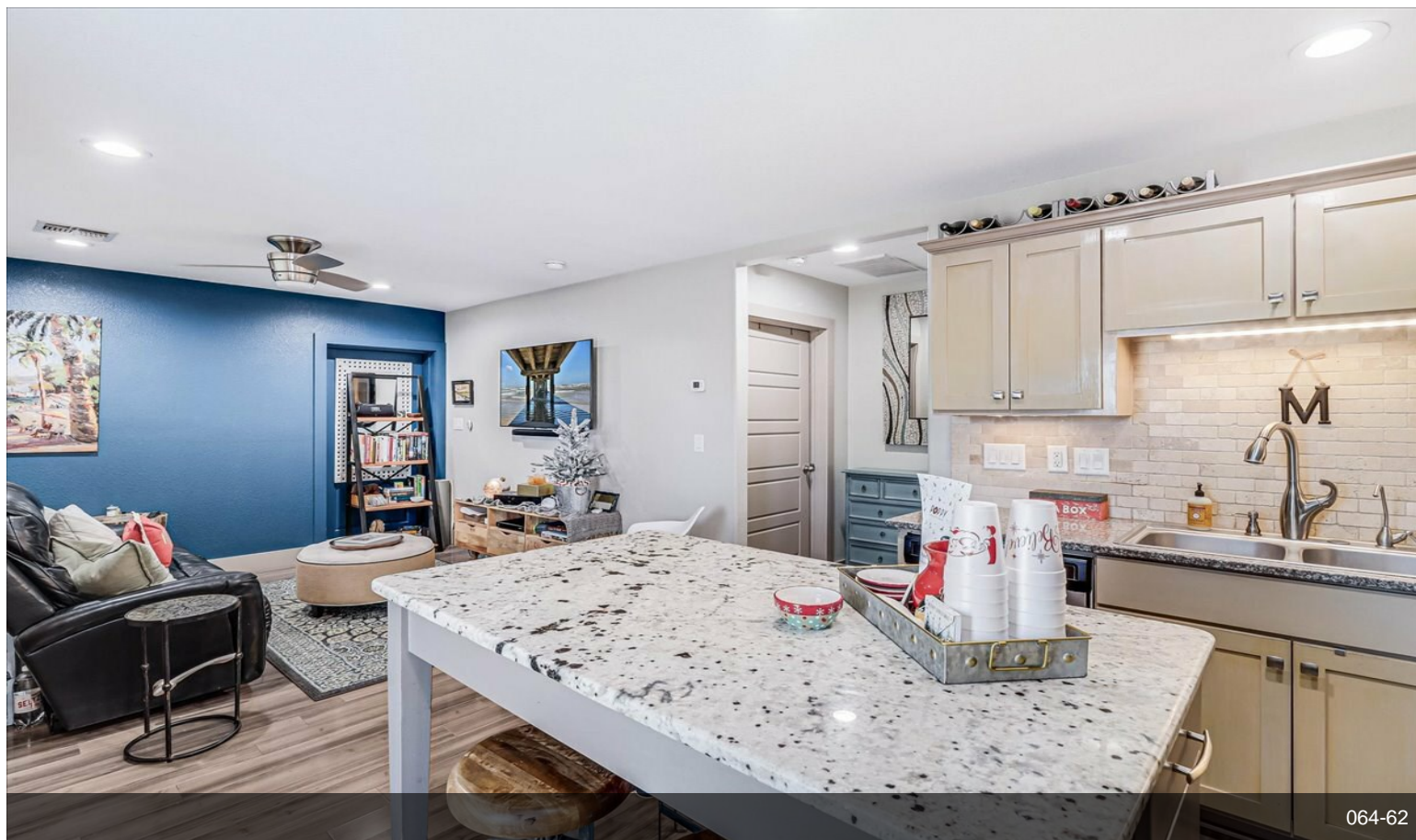


061-59



063-61

# Property Photos



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066-64

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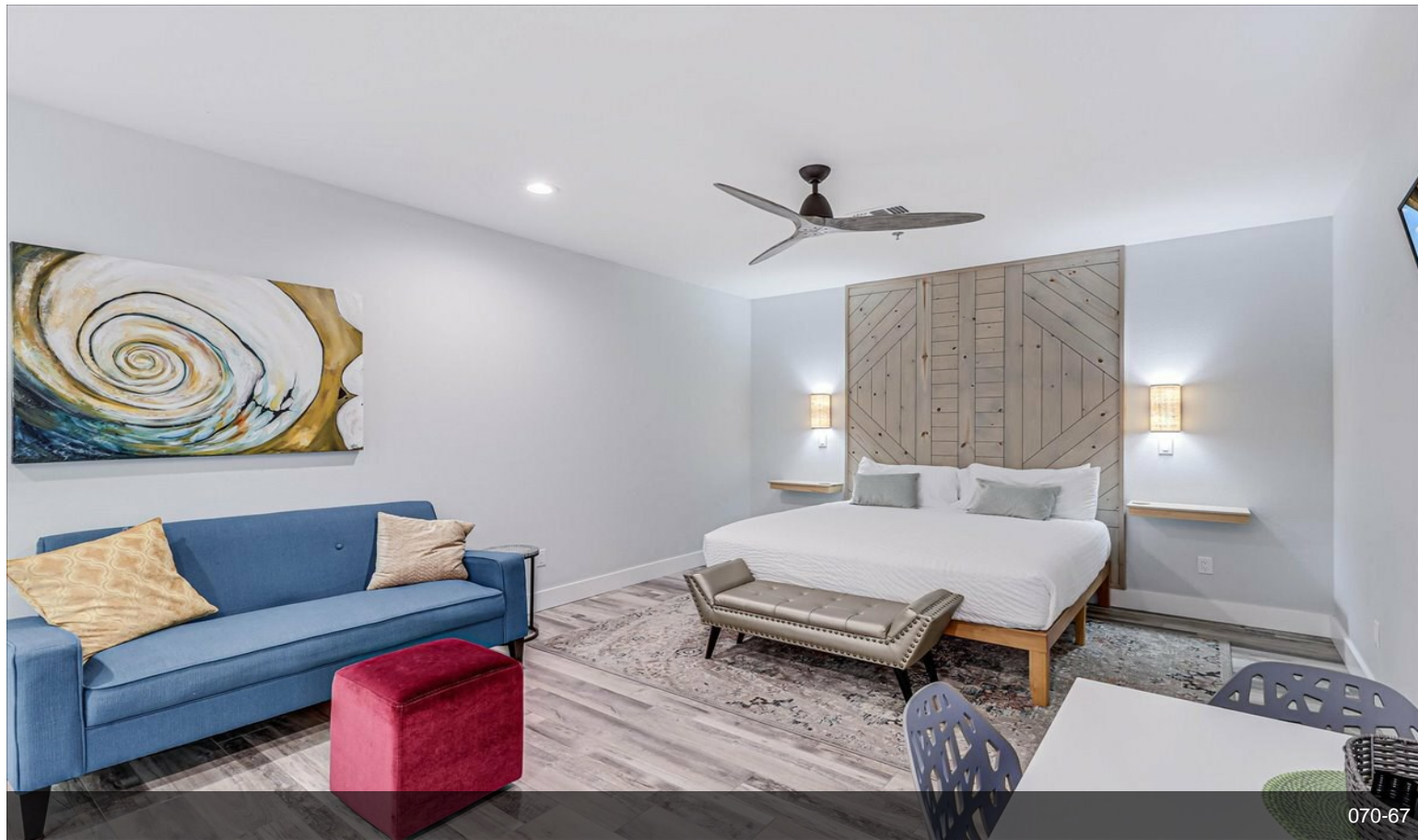


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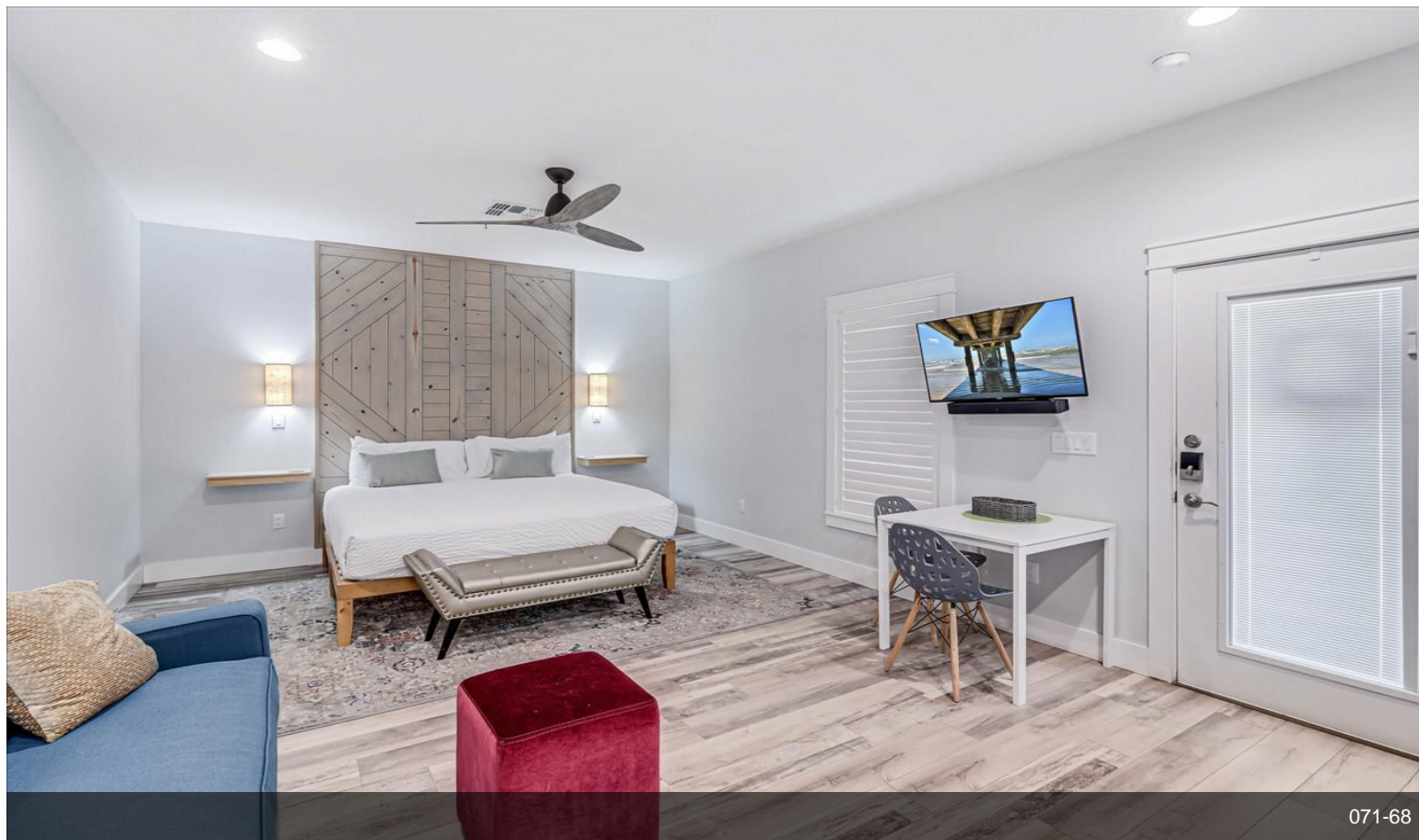


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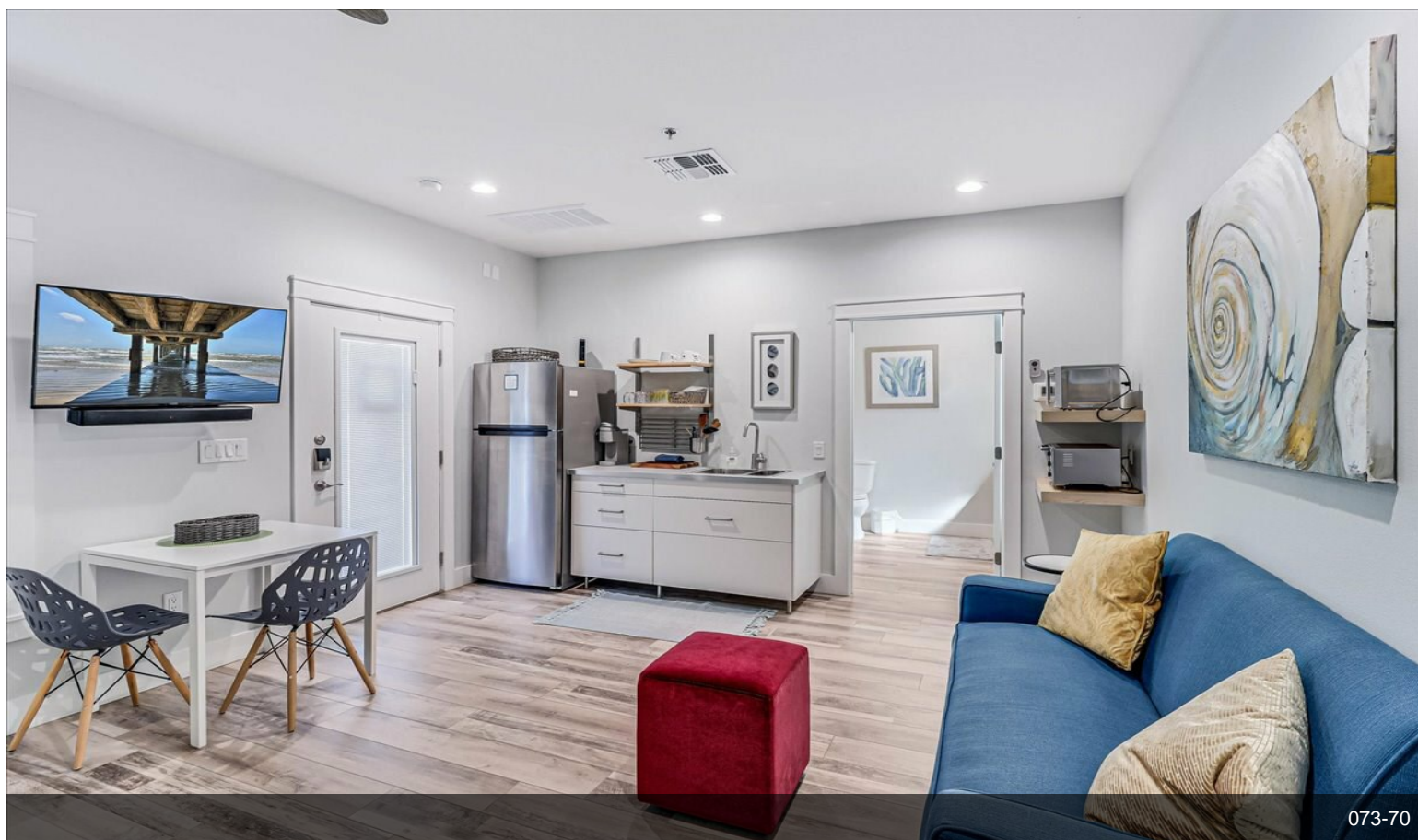


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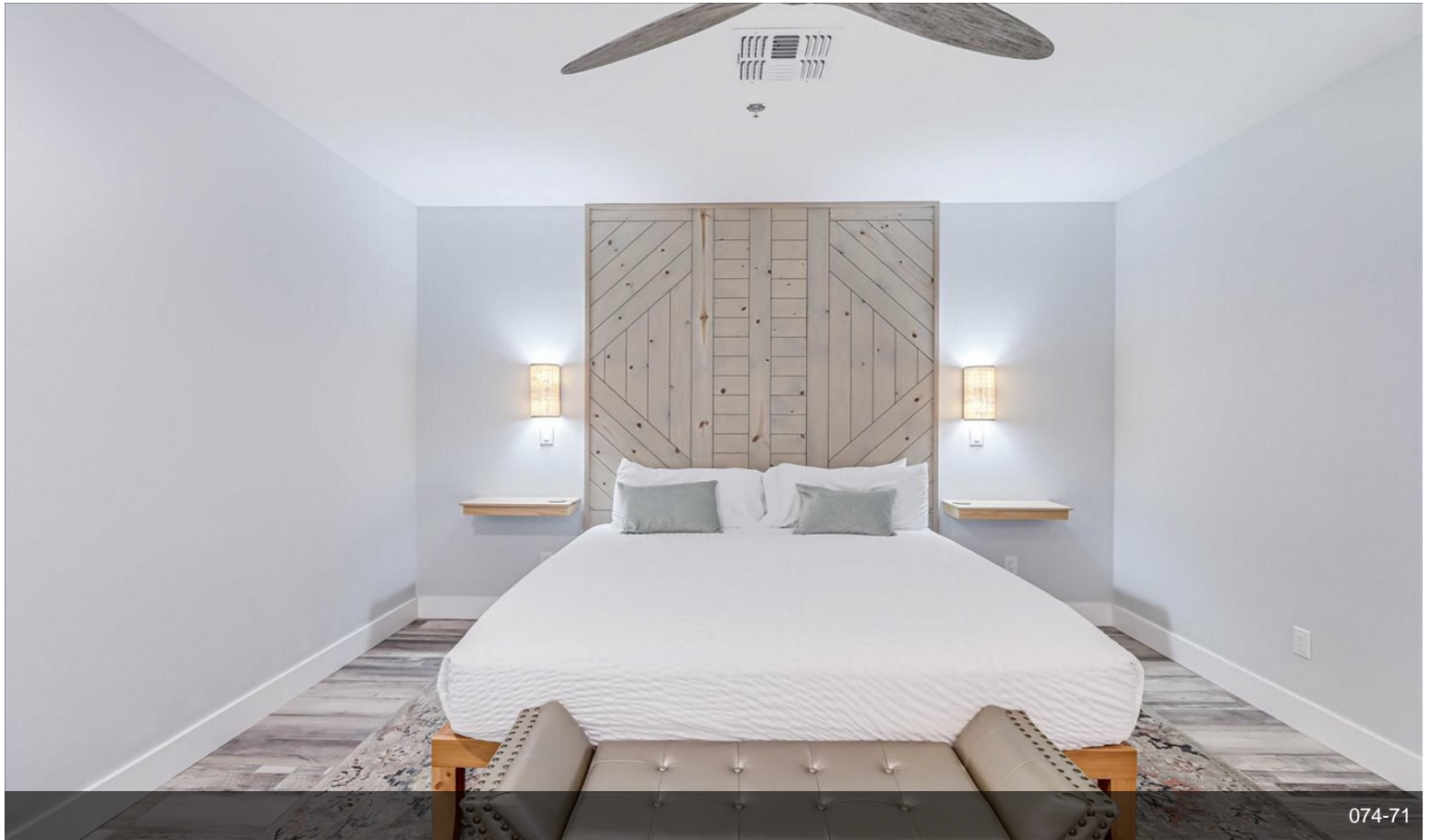
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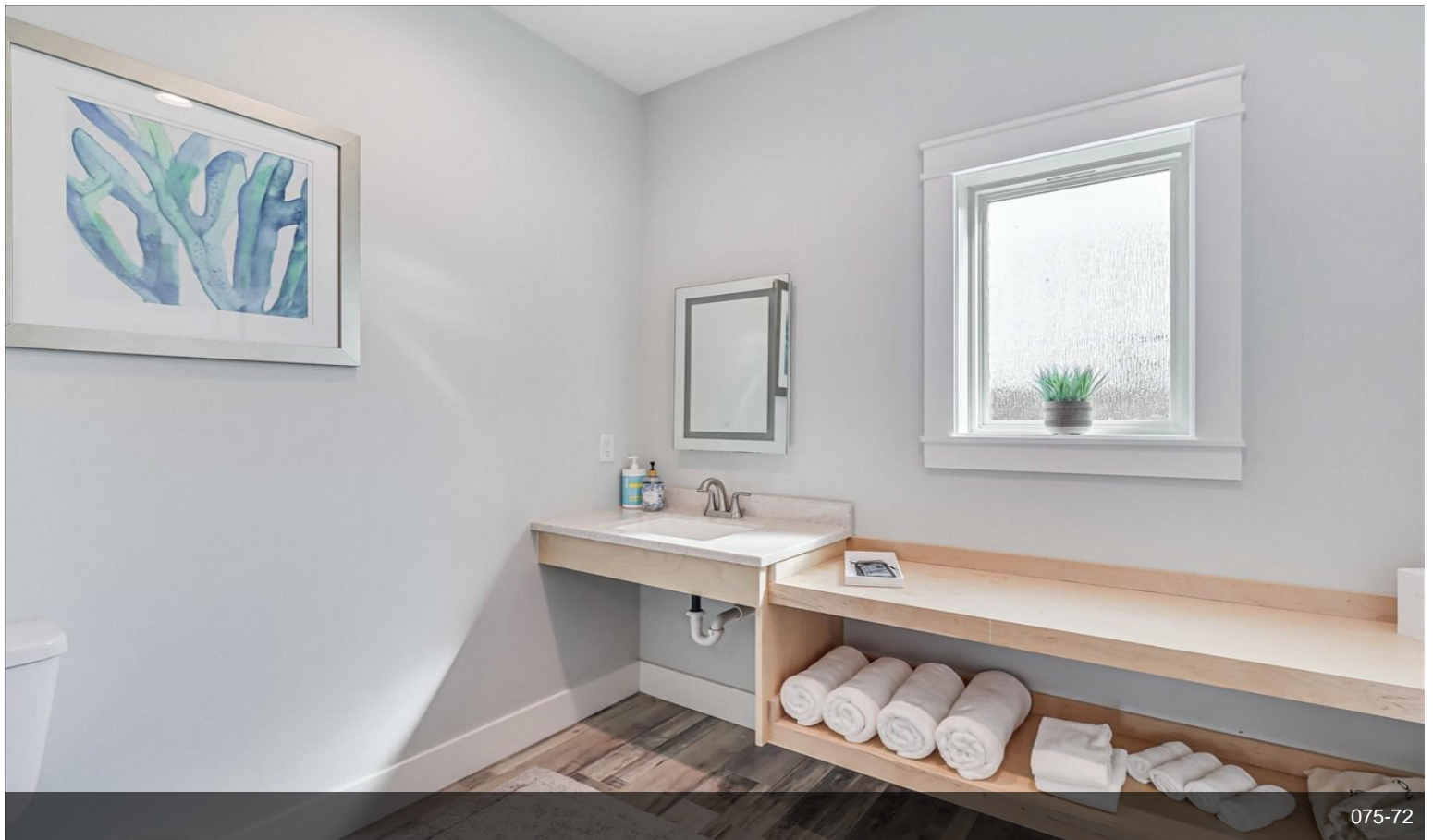




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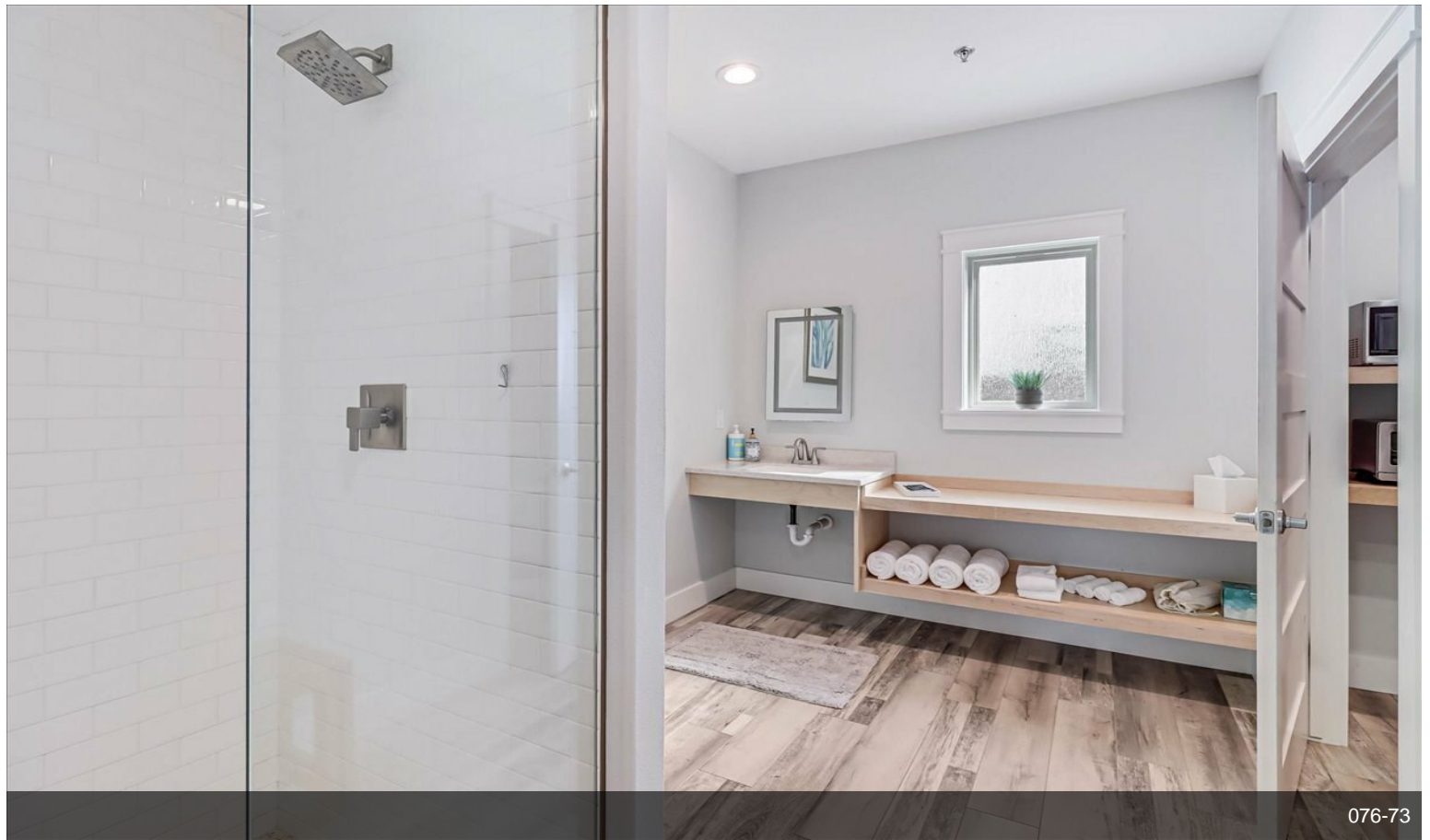


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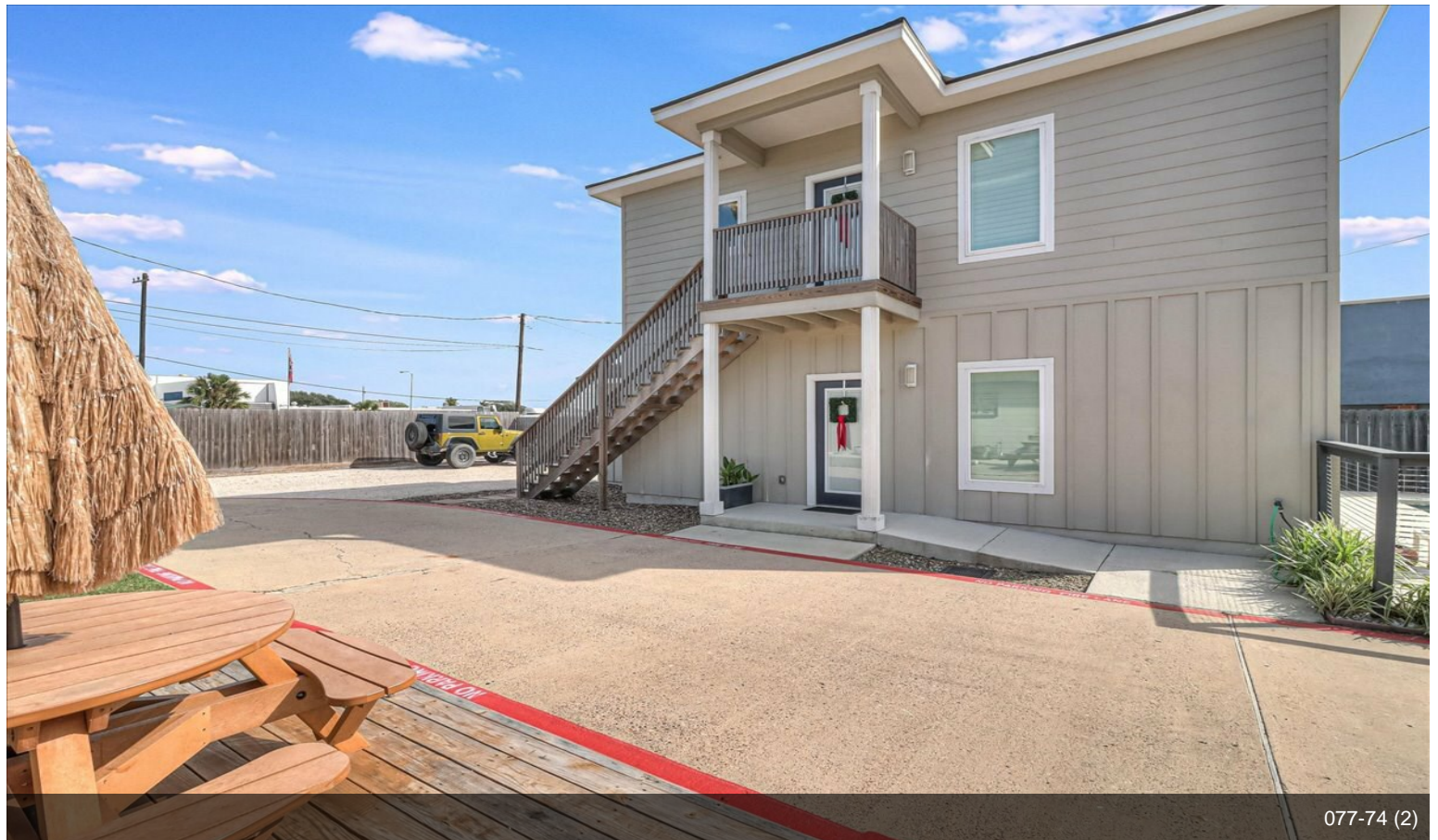


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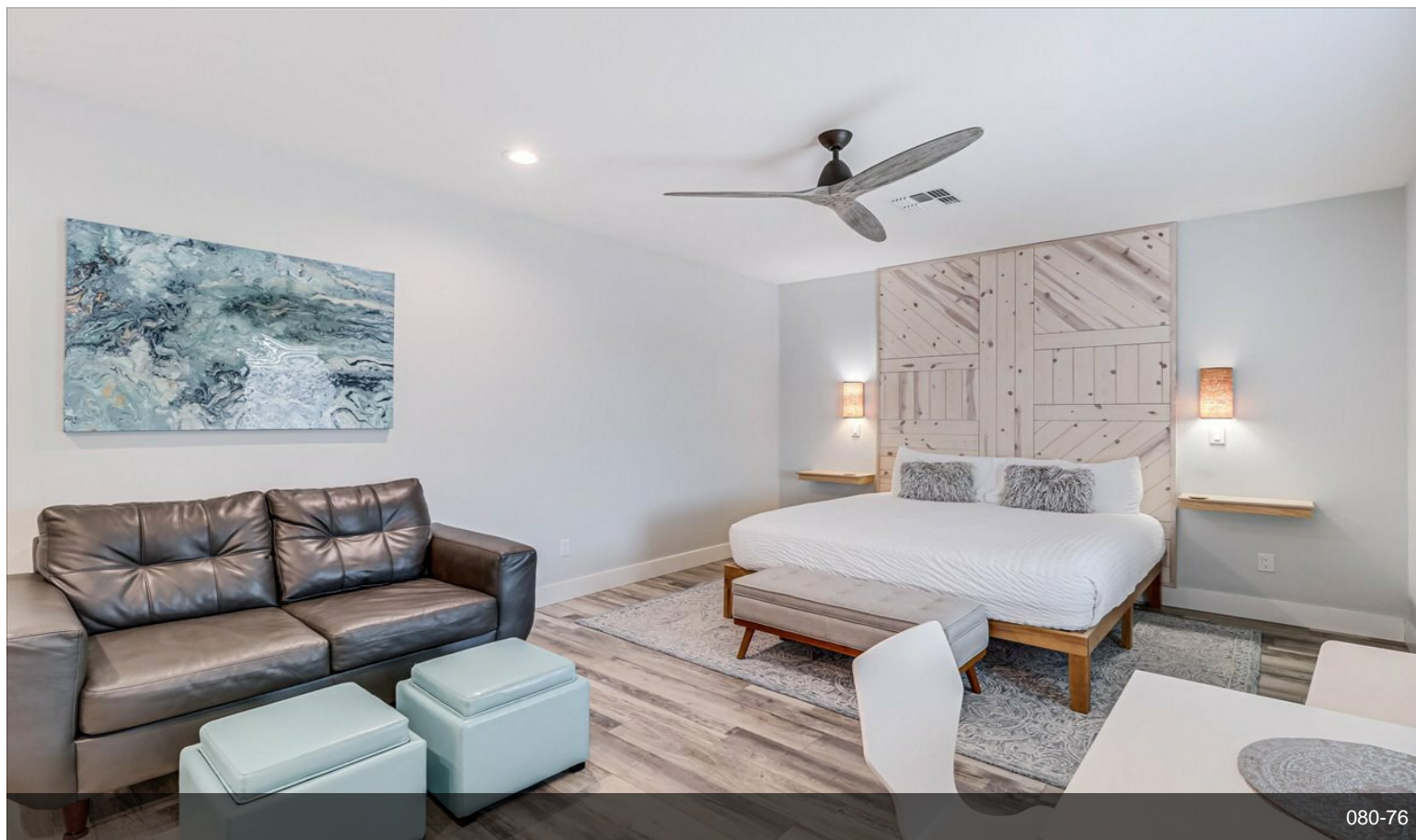


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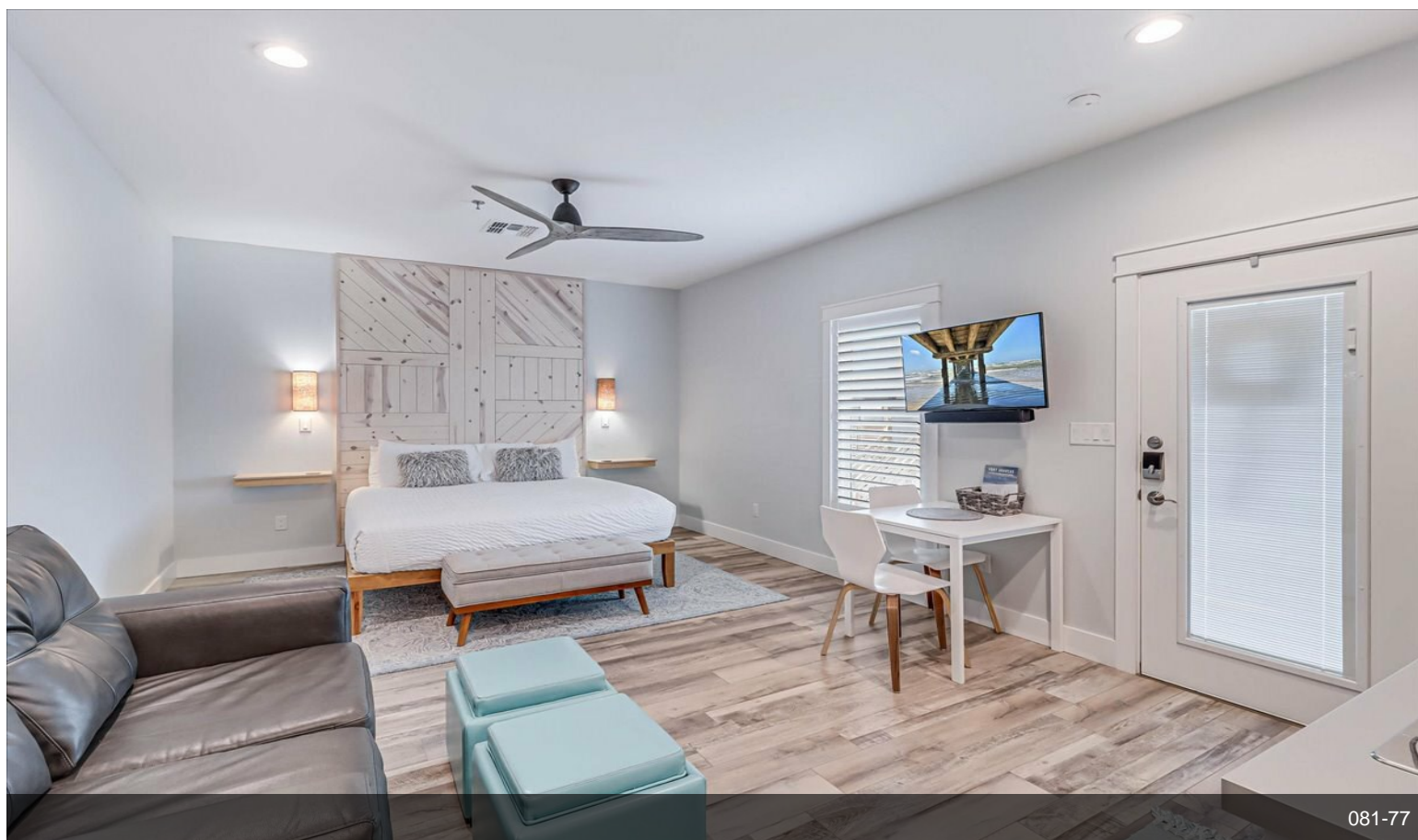


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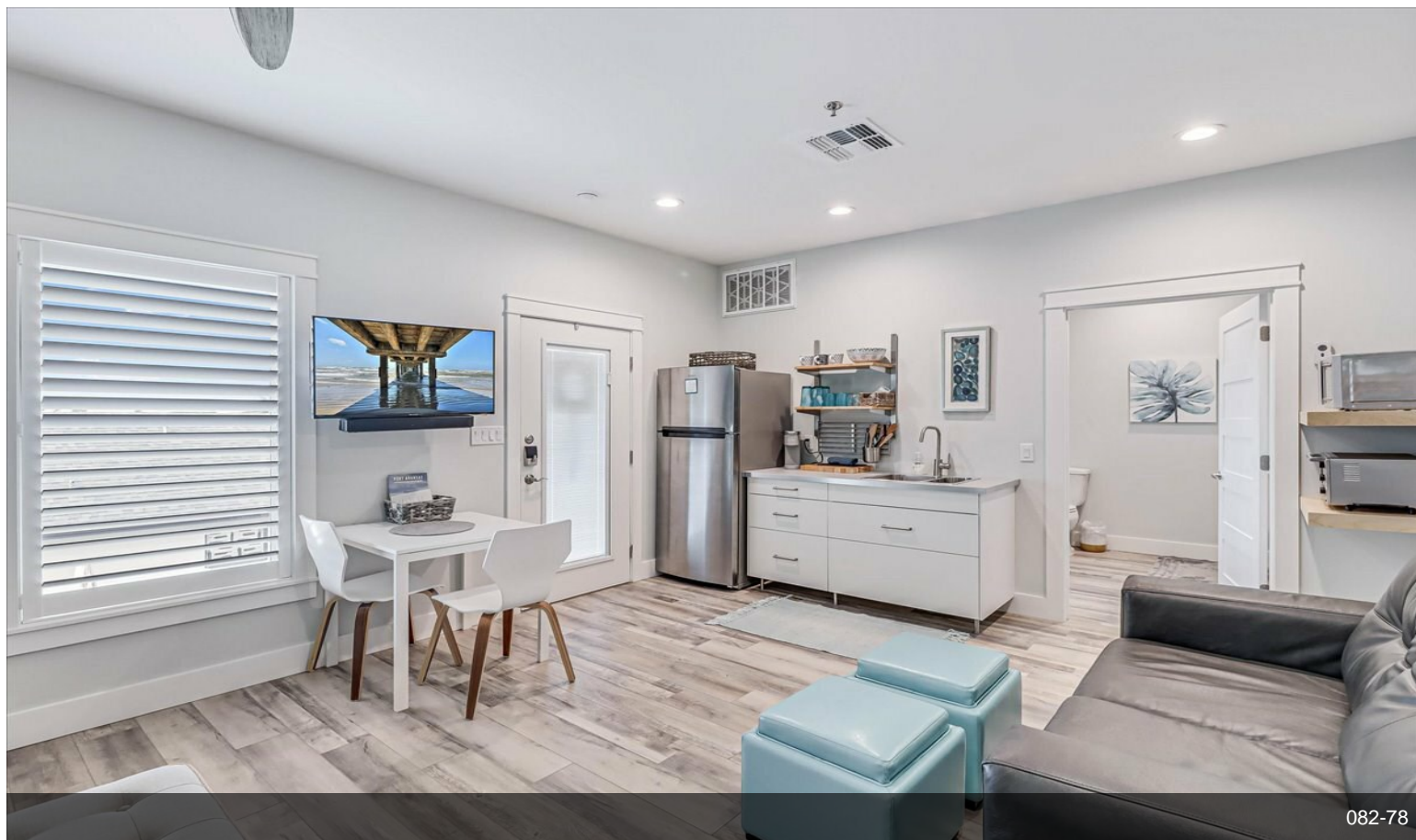


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081-77

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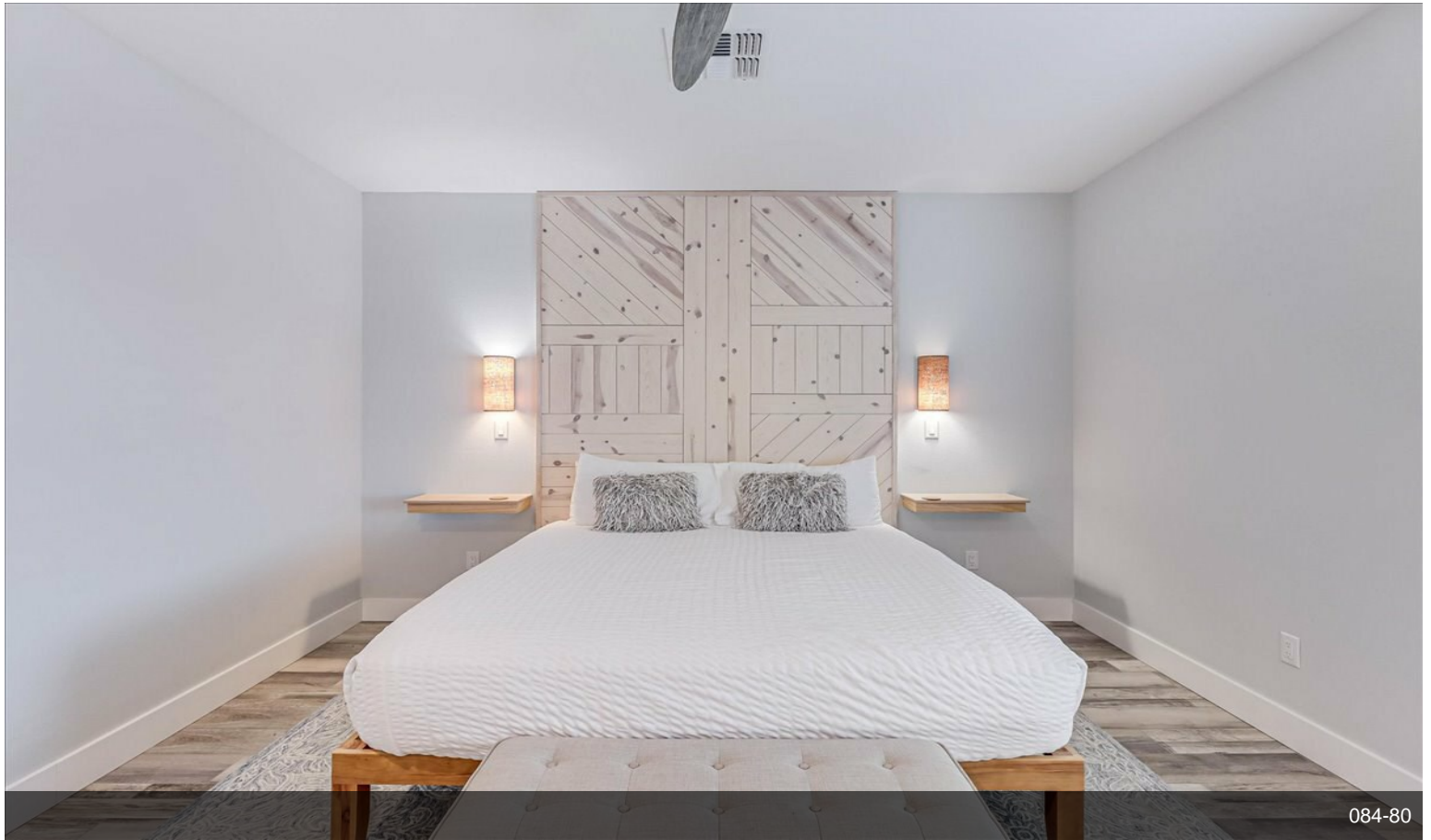


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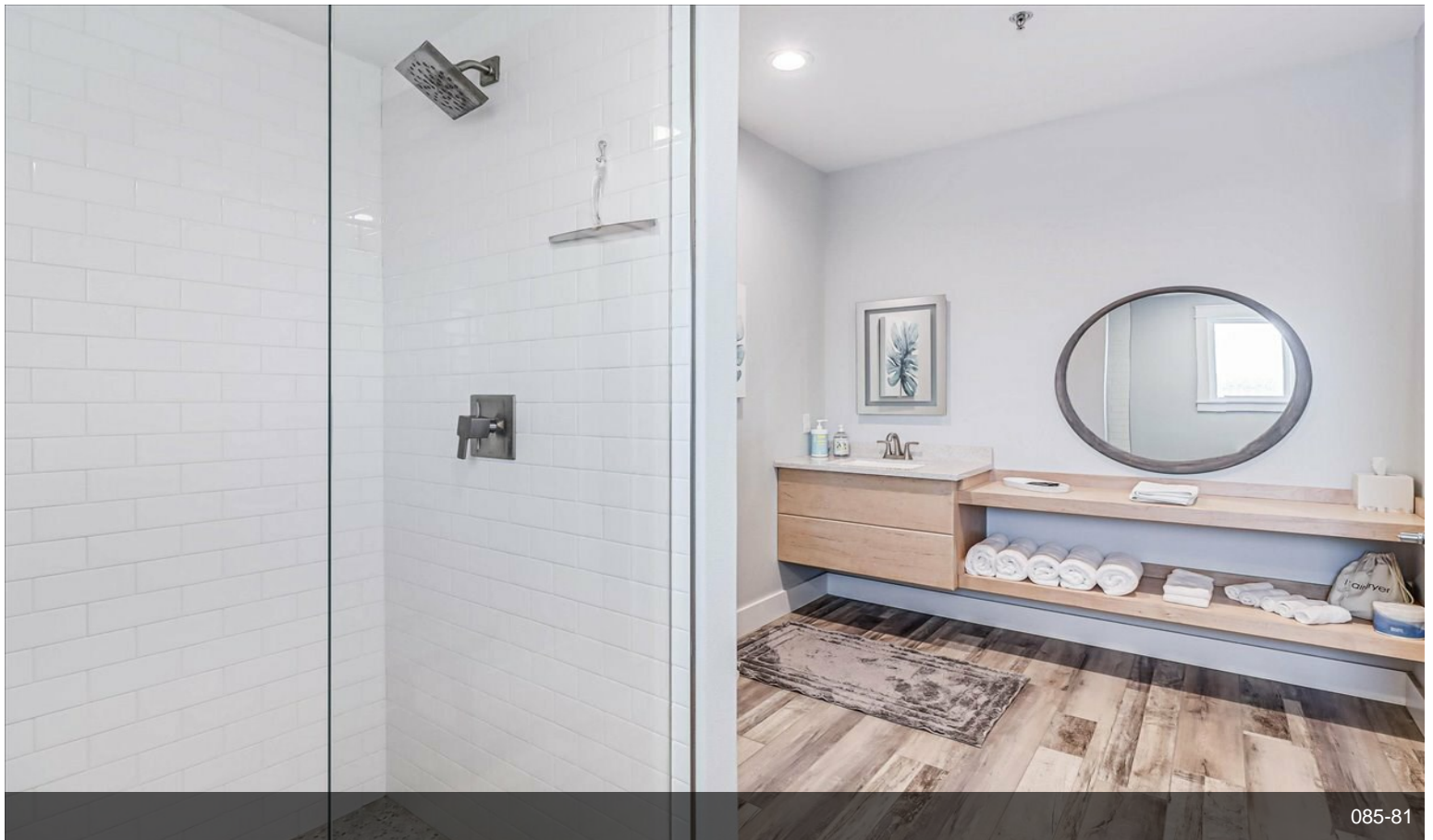


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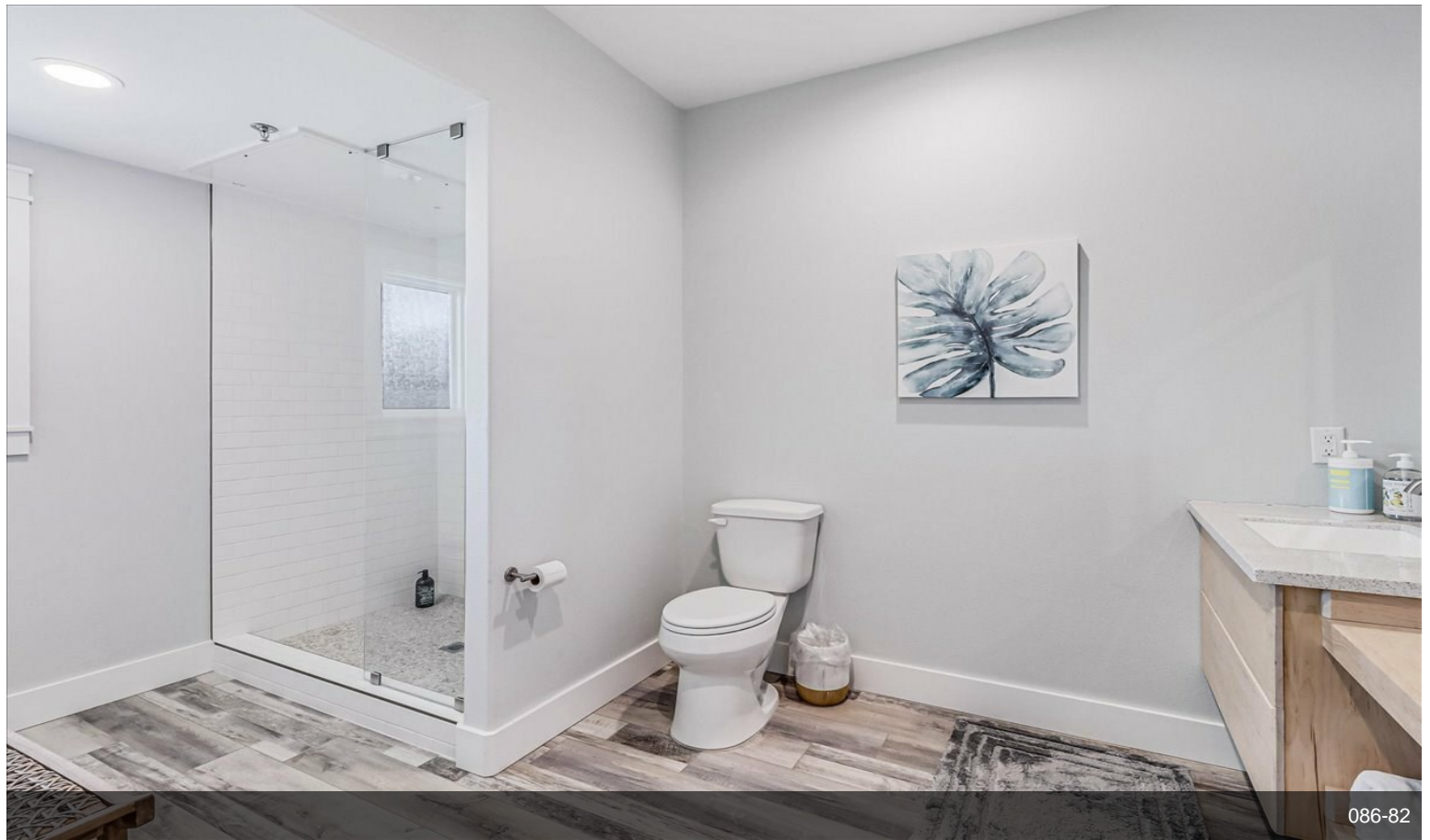


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085-81

# Property Photos



086-82



087-DJI\_0136b

# Property Photos



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089-83

# Property Photos



092-86



095-89



# Property Photos



096-90



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# Property Photos



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# Property Photos

