



320 S Mulberry St, Pearsall, TX 78061

\$210,000

A&A Auto Parts

Turn Key Auto Parts Store w/ Rental Income Spaces - includes Land, Buildings, Fixtures, Inventory



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Listing Added: 05/22/2024

Listing Updated: Today

Details

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|--------------|-----------------------|------------------|--|
| Asking Price | \$210,000 | Property Type | Retail, Industrial, Mixed Use, Business for Sale |
| Subtype | Auto Shop, Storefront | Investment Type | Owner/User |
| Class | C | Square Footage | 6,000 |
| Price/Sq Ft | \$35 | Buildings | 3 |
| Stories | 1 | Lot Size (acres) | 0.39 |
| Broker Co-Op | Yes | | |

Marketing Description

Excellent Opportunity to purchase a Retail Store & Warehouse, plus additional garage bays and an office/retail building that can be rented for extra income!

Buildings & Real Property are included in the sale. ALL Fixtures and ALL Inventory can be included in the sale for an additional cost!

Conveniently located in Pearsall, TX, just one mile off Interstate 35, this property offers prime visibility and accessibility. The main building is a sturdy concrete block structure with a recently replaced metal roof. The warehouse and storage space is directly behind the retail area, including an office and bathroom. The storage area features two overhead doors, making it convenient for deliveries and receiving. A 3-bay garage located behind the warehouse that was previously leased to a paint and body shop, providing steady rental income. Additionally, a stand-alone office/retail building with HVAC and a separate meter offers further leasing potential.

The .39-acre lot includes a large yard behind the warehouse and body shop, ideal for storage, additional parking, or potential expansion of the existing buildings. Owners are heirs to the estate and motivated. This is a great opportunity to own .39 acres with several buildings that can be adapted for many different uses.

Call the listing agent to set up a private showing.

Investment Highlights

This opportunity to purchase a retail store in Pearsall, TX, along with additional buildings and land, presents a compelling investment. Below are the key features of the property and its potential benefits:

Key Features:

1. Retail Store

- **Concrete Block Building:** Main building is sturdy with a recently replaced metal roof.
- **HVAC System:** Installed in the retail area for climate control.
- **Warehouse & Storage:** Located directly behind the retail space, includes an office and bathroom, and features two overhead doors for easy delivery and receiving.

2. Additional Buildings:

- **3-Bay Garage:** Currently leased to a paint & body shop, providing steady rental income.
- **Stand-Alone Office/Retail Building:** Equipped with HVAC and a separate meter, suitable for leasing out for additional income.

3. Land and Location:

- **Lot Size:** .39 acres, with a large yard behind the warehouse and body shop, offering space for storage, additional parking, or expansion.
- **Prime Location:** Conveniently located in Pearsall, TX, just one mile off Interstate 35, providing easy access and visibility.

4. Included in Sale:

- **Buildings and Real Property:** Full ownership of the structures and land.
- **All Fixtures and Inventory:** Can be included for an additional costs.

Potential Benefits:

- **Immediate Income:** The 3-bay garage and office/retail building can provide immediate rental income.
- **Versatility:** While the property is currently set up for an auto parts business, the structures can be adapted for various other uses, providing flexibility for the buyer.
- **Expansion Opportunities:** The large yard offers potential for additional buildings or expanded services.

Considerations:

- **Investment in Existing Business:** If continuing the auto parts business, you will benefit from an established customer base and operational setup.
- **Alternative Uses:** The property can be reconfigured for different business types, with the option to remove the inventory and fixtures if not needed.

Next Steps: Contact the listing agent to schedule a visit and explore the property in detail.

Due Diligence: Conduct a thorough inspection and review any lease agreements and property records.

This property offers a versatile and potentially profitable investment opportunity in a well-located area with existing income streams and room for growth.



Property Photos (17 photos)

