

800 S Alamo St



Presented by
Exquisite Properties, LLC

800 S Alamo St, San Antonio, TX 78205



Offer Price: \$2,300,000

Restaurant / Bar opportunity in the highly sought after and developing Southtown area!

Second Generation Restaurant space with 20' of hood space, large walk-in cooler and freezer, new roof and new electrical service.

La Focaccia has been operating in this location for over 30 years and now is your chance to open your restaurant in this beloved location.

Capture both the commercial business from Downtown and the Convention Center as well as the upscale and foodie neighborhoods of Southtown, King William, Arsenal, Lavaca and Lone Star!

- Building Size: 5609sf
- Lot Size: 11,488sf
- Zoning: C-3, NCD-1
- Hood Space: 20 feet
- Grease Trap: 750 Gallons
- Roof Type: TPO, new in 2022
- Freezer: 7'x8'x8' new in 2022
- Cooler: 7'x10'x8' new in 2022

800 S Alamo St

800 S Alamo St, San Antonio, TX 78205

Property Photos



Building Photo



Building Photo

800 S Alamo St

800 S Alamo St, San Antonio, TX 78205

Property Photos



Building Photo



Building Photo

800 S Alamo St

800 S Alamo St, San Antonio, TX 78205

Property Photos



Building Photo



Building Photo

800 S Alamo St

800 S Alamo St, San Antonio, TX 78205

Property Photos



Building Photo



Building Photo

800 S Alamo St

800 S Alamo St, San Antonio, TX 78205

Property Photos



Building Photo



Building Photo

800 S Alamo St

800 S Alamo St, San Antonio, TX 78205

Property Photos



Building Photo



Building Photo

800 S Alamo St

800 S Alamo St, San Antonio, TX 78205

Property Photos



Building Photo



Building Photo

800 S Alamo St

800 S Alamo St, San Antonio, TX 78205

Property Photos



Building Photo



Building Photo

800 S Alamo St

800 S Alamo St, San Antonio, TX 78205

Property Photos



Building Photo

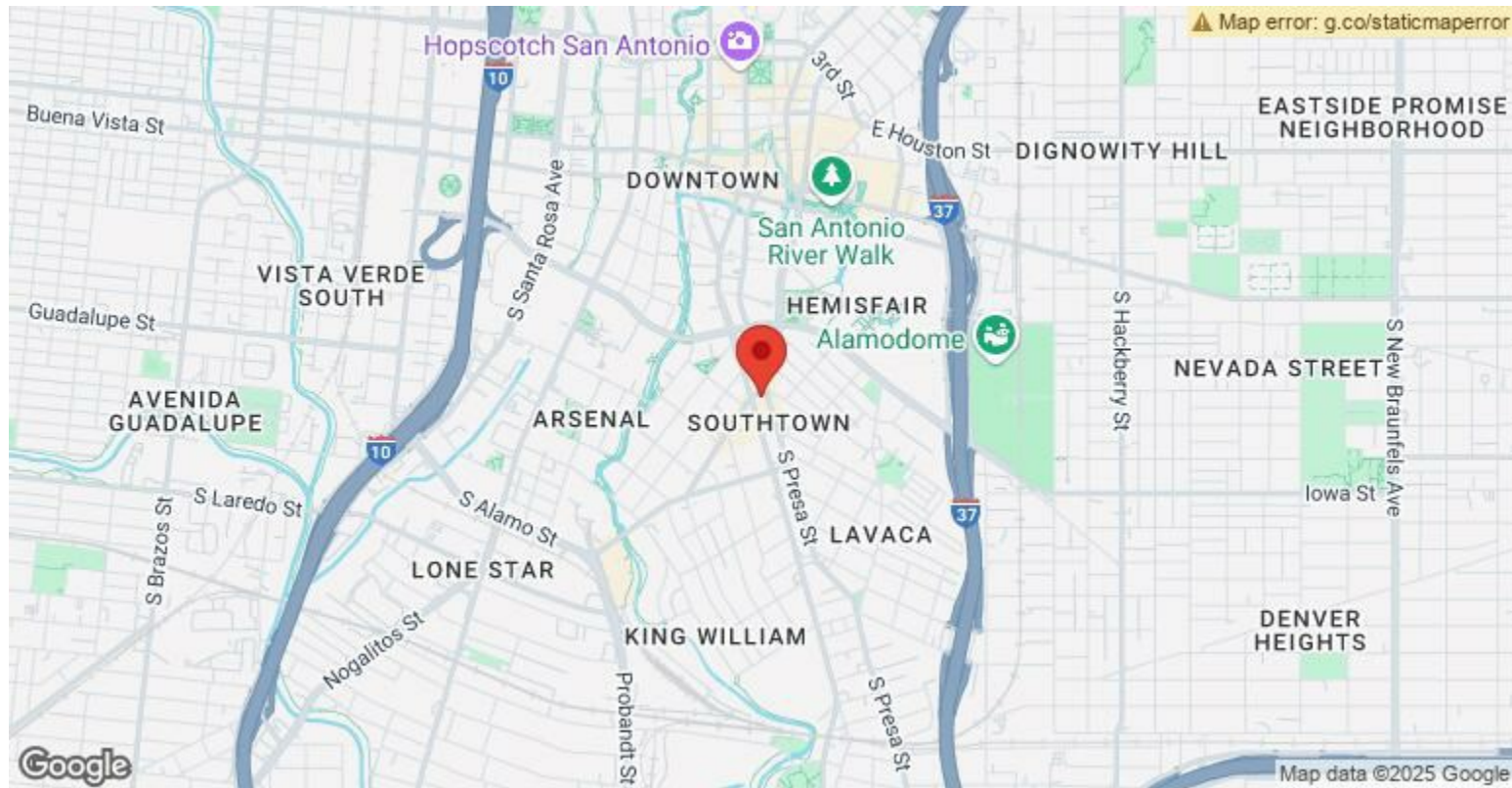


Aerial

800 S Alamo St

800 S Alamo St, San Antonio, TX 78205

Location



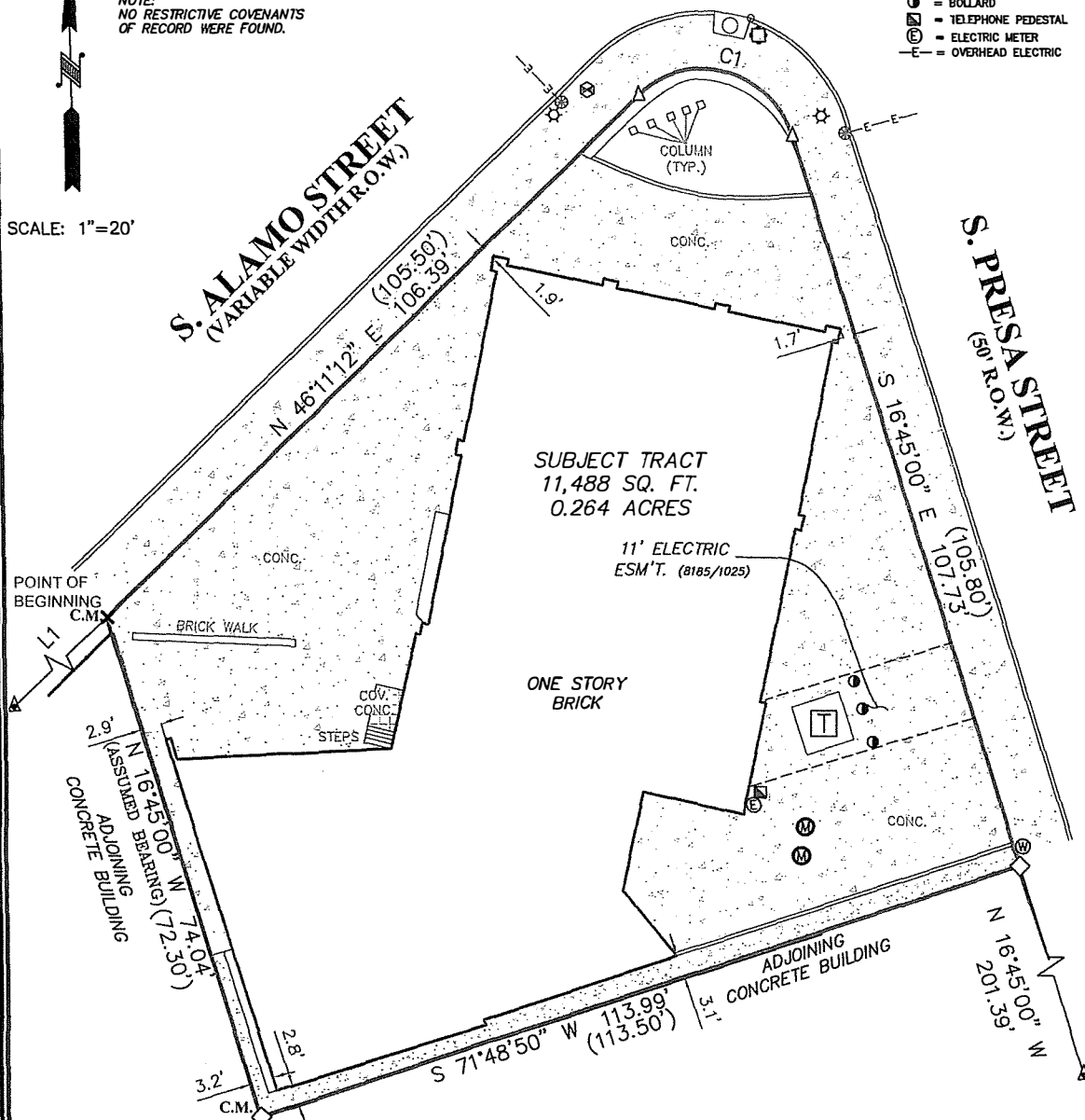
NOTE:
BEARINGS SHOWN HEREON ARE
ASSUMED.

NOTE:
NO RESTRICTIVE COVENANTS
OF RECORD WERE FOUND.

LEGEND CONT.

- ⊞ = ELECTRIC TRANSFORMER
- ⊞ = CABLE TELEVISION
- ⊞ = BOLLARD
- ⊞ = TELEPHONE PEDESTAL
- ⊞ = ELECTRIC METER
- E— = OVERHEAD ELECTRIC

SCALE: 1"=20'



GREY STREET, LLC
TRACT
DOC. No. 20130071546

THIS SURVEY IS
ACKNOWLEDGED AND
IS ACCEPTED:

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	13.03'	27.32'	22.59'	S 75°03'23" E	120°05'22"

FLOOD ZONE INTERPRETATION: IT IS THE RESPONSIBILITY OF ANY INTERESTED PERSONS TO VERIFY THE ACCURACY OF FEMA FLOOD ZONE DESIGNATION OF THIS PROPERTY WITH FEMA AND STATE AND LOCAL OFFICIALS, AND TO DETERMINE THE EFFECT THAT SUCH DESIGNATION MAY HAVE REGARDING THE INTENDED USE OF THE PROPERTY. The property made the subject of this survey appears to be included in a FEMA Flood Insurance Rate Map (FIRM), identified as Community No. 48029C, Panel No. 0415G, which is dated 9/29/2010. By scaling from that FIRM, it appears that all or a portion of the property may be in Flood Zone(s) X. Because this is a boundary survey, the survey did not take any actions to determine the Flood Zone status of the surveyed property other than to interpret the information set out on FEMA's FIRM, as described above. THIS SURVEY DOES NOT CERTIFY THE ACCURACY OF THIS INTERPRETATION OF THE FLOOD ZONES, which may not agree with the interpretations of FEMA or state or local officials, and which may not agree with the tract's actual conditions. More information concerning FEMA's Special Flood Hazard Areas and Zones may be found at <https://msc.fema.gov/portal>.



Property Address:
601 S. PRESA STREET

Property Description:

Being 0.264 acres of land, more or less, being a part of Lot 1 and part of Lot 2, Block 4, New City Block 782, in the City of San Antonio, Bexar County, Texas, and being that same tract of land described in Special Warranty Deed recorded in Document No. 20110155969, Official Public Records, Bexar County, Texas, said 0.264 acres being more particularly described by metes and bounds attached hereto.

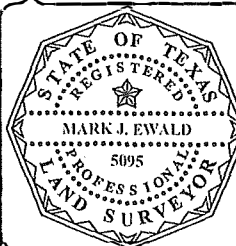
Owner:
CAPRICCHIA REALTY SERIES 2, LLC

FIRM REGISTRATION NO.
10111700

Westar Alamo

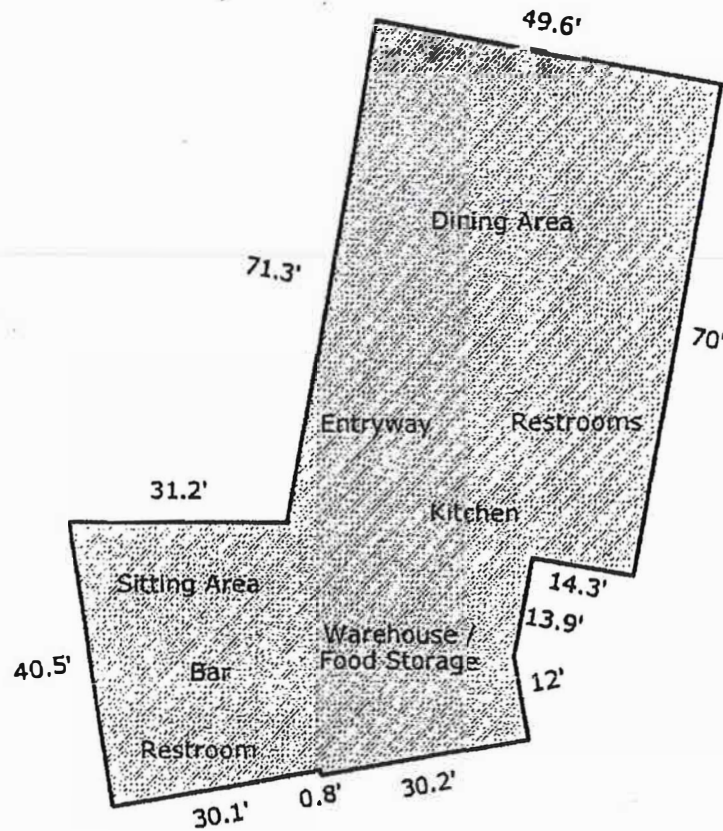
LAND SURVEYORS, LLC.
P.O. BOX 1645 BOERNE, TEXAS 78006
PHONE (210) 372-9500 FAX (210) 372-9999

- LEGEND**
- ⊞ = CALCULATED POINT
 - ⊞ = RECORD INFORMATION
 - ⊞ = BUILDING SETBACK
 - ⊞ = CONTROLLING MONUMENT
 - ⊞ = "X" ON CONCRETE
 - ⊞ = FND MAG NAIL
 - ⊞ = FND BLDG. CORNER
 - ⊞ = WATER METER
 - ⊞ = LIGHT POST
 - ⊞ = TRAFFIC SIGNAL
 - ⊞ = SEWER MANHOLE
 - ⊞ = POWER POLE
- DWS:FO/RBA



I, MARK J. EWALD, Registered Professional Land Surveyor, State of Texas, do hereby certify that the above plot represents an actual survey made on the ground under my supervision, and there are no discrepancies, conflicts, shortages in area or boundary lines, or any encroachment or overlapping of improvements, to the best of my knowledge and belief, except as shown herein.

Mark J. Ewald
MARK J. EWALD
Registered Professional Land Surveyor
Texas Registration No. 5095



Sketch by Apex Medias™

Scale: 1" = 23'

AREA CALCULATIONS SUMMARY				BUILDING AREA BREAKDOWN		
Code	Description	Net Size	Net Totals	Breakdown		Subtotals
GBA1	First Floor	5609.3	5609.3	First Floor		
				0.5 x 4.8 x 0.8		1.9
				0.5 x 10.9 x 61.6		334.6
				0.5 x 0.4 x 2.5		0.5
				0.5 x 2.4 x 13.7		16.5
				0.5 x 0.9 x 4.8		2.1
				0.5 x 79.9 x 4.8		387.7
				0.5 x 1.5 x 8.6		6.5
				0.5 x 39.9 x 61.6		2433.5
				0.5 x 2.5 x 14.1		17.5
				0.5 x 11.8 x 59.0		696.9
				0.5 x 60.8 x 13.7		832.9
				0.5 x 8.6 x 48.8		210.4
				0.5 x 10.9 x 61.6		334.6
				0.5 x 25.3 x 4.5		56.3
				0.5 x 11.8 x 2.1		12.3
				0.5 x 11.8 x 1.9		11.1
				0.5 x 13.7 x 2.2		14.8
				0.5 x 4.5 x 0.8		1.8
				0.5 x 29.6 x 5.2		77.5
				0.5 x 35.1 x 4.5		156.3
				3 Items Not Listed		3.8
				23 Items	(rounded)	5609
	Net BUILDING Area	(rounded)	5609			

As Provided Building Sketch Prior Appraisal

800 S Alamo St

800 S Alamo St, San Antonio, TX 78205



Micah Harper

micah@exquisitesa.com
(210) 324-2647

Exquisite Properties, LLC

1354 N Loop 1604 E, Suite 110
San Antonio, TX 78232

