

SOUTHTOWN OFFICE/RETAIL FOR SALE

1020 Roosevelt Avenue, San Antonio, TX

**YNDO** COMMERCIAL  
REAL ESTATE  
COMPANY



STEVE YNDO 210.771.0334 STEVE@YNDOCO.COM



YNDO COMMERCIAL REAL ESTATE CO.

WWW.YNDOCO.COM

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## 1020 Roosevelt Avenue, San Antonio, TX



### DESCRIPTION

A fully renovated, standalone commercial asset on one of San Antonio's most dynamic corridors -- Roosevelt Avenue -- a direct artery into Downtown and the gateway to Southtown's explosive growth.

1020 Roosevelt offers 2,400 SF of adaptable space with the rare ability to accommodate up to three tenants, creating multiple income streams or a live/work configuration for an owner-occupant seeking both presence and flexibility. Whether you envision boutique retail, creative office, cafe concept, studio space, or a hybrid investment strategy -- the layout is built to evolve.

Recently renovated and truly turnkey -- modern systems, high-end finishes, commercial-grade infrastructure, and thoughtfully designed interiors are already in place. For buyers utilizing financing, the building is 100% move-in ready with no post-closing renovations. Immediate usability. Immediate income potential.

Inside, the aesthetic blends modern-industrial character with upscale detailing: soaring ceilings, sealed concrete floors, custom cabinetry, quartz surfaces, high-efficiency HVAC, tankless water heater, dual-space alarm capability, and a full bathroom with shower. The building is plumbed and wired for expansion, offering built-in scalability for future use cases.

Situated in the newly designated River Artes District, the property is moments from the Lone Star Brewery development, Downtown's Project Marvel entertainment district, King William, Lavaca, the South Alamo Strip, and Southtown's thriving cafe/gallery scene -- a corridor seeing rapid appreciation driven by lifestyle migration, mixed-use development, and cultural energy.

### HIGHLIGHTS

- Free-standing Building
- Remodeled & Move-in Ready
- All Masonry Construction
- Single/Dual/Tri Occupancy
- Commercial Grade TPO Roof
- 220 Volt Wired Throughout
- High Speed Internet
- Alarm System w Remote Access
- Sealed Concrete Floors
- New Interior Paint
- Custom Kitchenette
- White Oak Cabinets
- Freeway Visibility
- Live/Work Potential
- Designed for Creative Office or High-Visibility Retail



### BUILDING SIZE

2,400 SF total, all office.

### LAND AREA

.06 Acres of Land

### ZONING

C-1 Commercial

### SALE PRICE

**\$399,000.00**

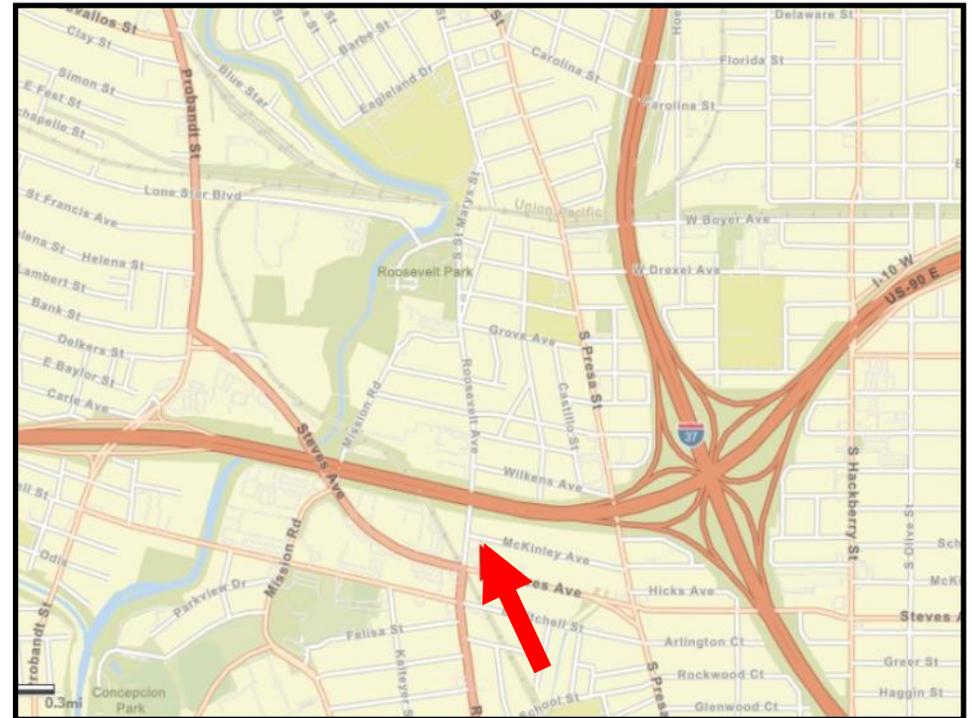
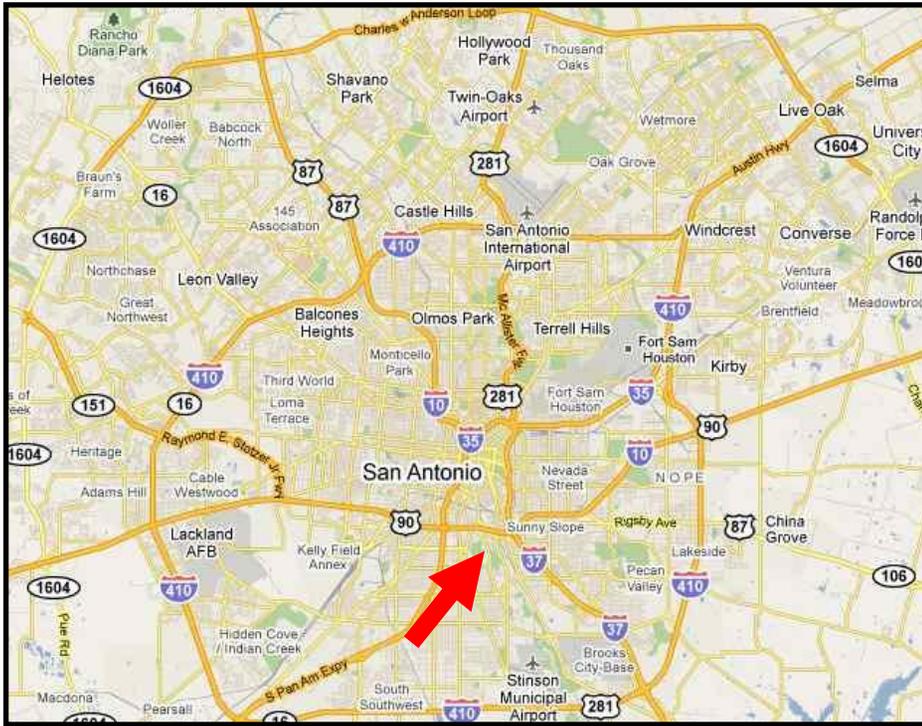
**Steve Yndo, CCIM, SIOR - [steve@yndoco.com](mailto:steve@yndoco.com) - 210.771.0334 - [yndoco.com](http://yndoco.com)**

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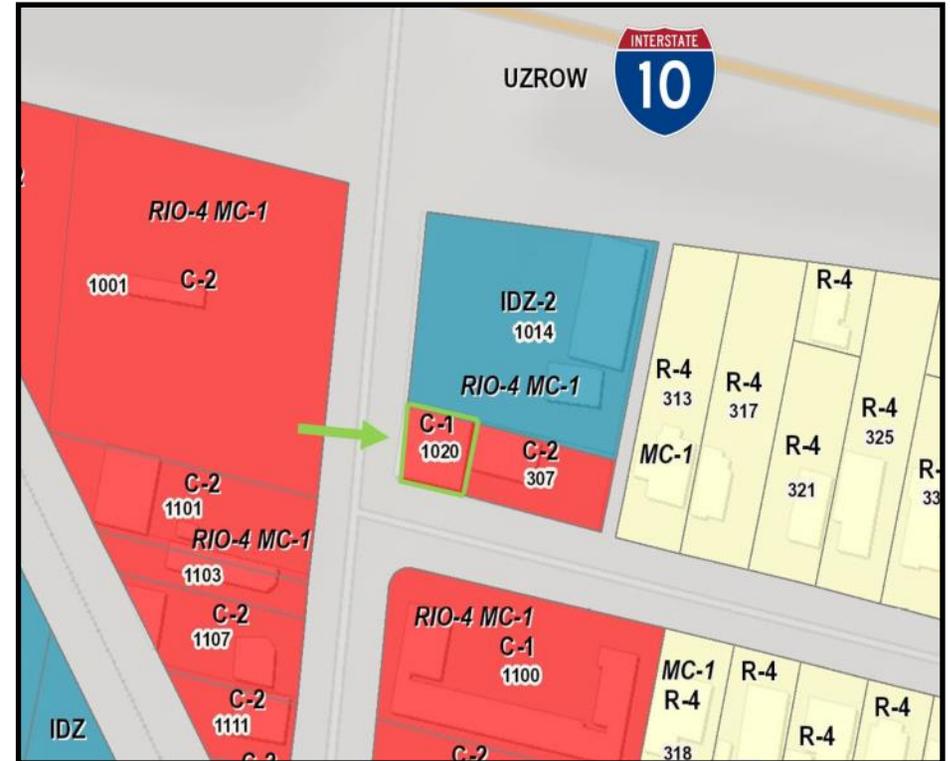
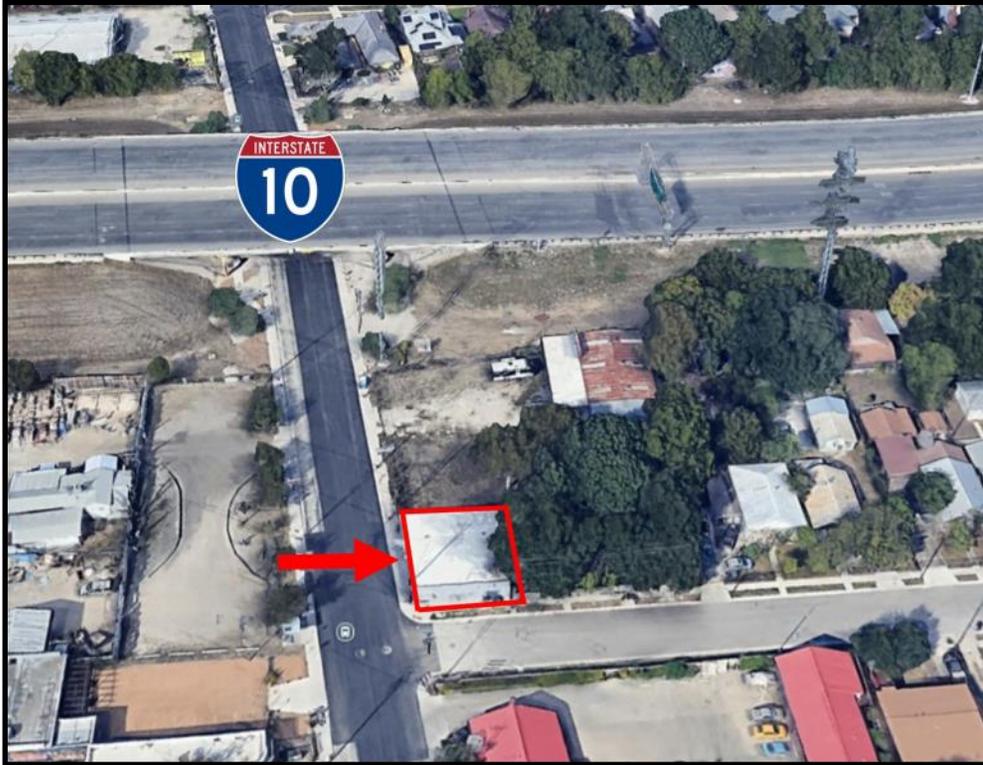
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# SOUTHTOWN OFFICE/RETAIL FOR SALE

1249 South St. Mary's St., San Antonio, TX

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*Images include conceptual renderings to illustrate potential build-out scenarios. Visuals by Visual.izz Studio.*

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