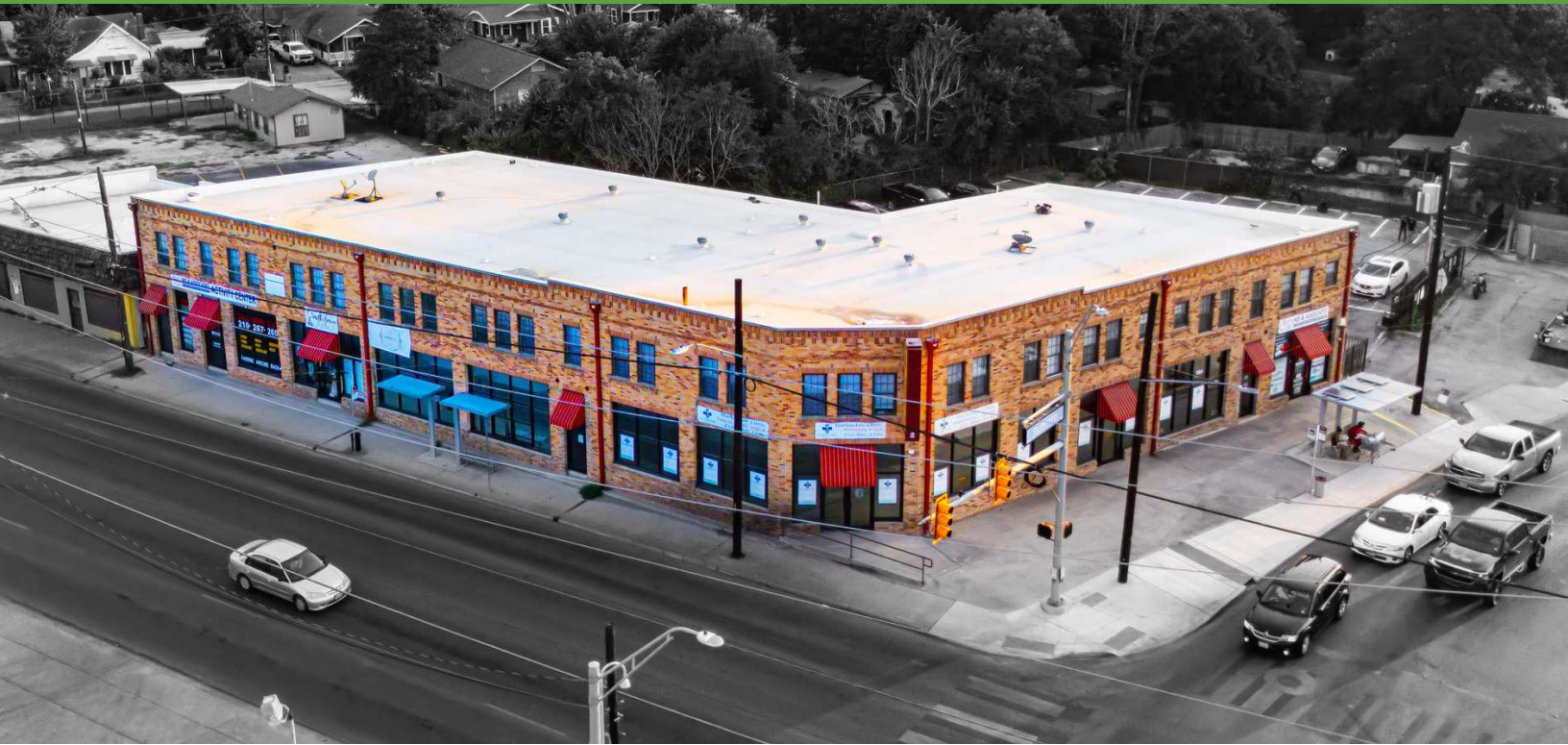


Harlandale Building

354 E SOUTHCROSS BLVD, SAN ANTONIO, TX 78214

FOR SALE

Mixed Use Property



PROPERTY DESCRIPTION

Introducing a prime investment opportunity in the heart of San Antonio! This charming 1940s building is approx. 15,500 SF and houses 15 versatile rental units, from general retail and office use, with a medical clinic as its' anchor tenant, and 11 residential units. Zoned C-3, this mixed-use property offers diverse development opportunities in a sought-after location. Don't miss your chance to make a mark in this vibrant retail landscape. *Buyers need to verify all measurements*

PROPERTY HIGHLIGHTS

- 15,500 SF building
- Corner Property
- Zoned C-3 for diverse development opportunities
- Prime location in San Antonio
- Traffic counts over 10k vehicles per day

OFFERING SUMMARY

Sale Price:	\$2,800,000
Number of Units:	15
Lot Size:	.64 AC / 28,009 SF
Building Size:	15,500 SF
NOI:	\$179,272.00
Cap Rate:	6.4%

SPACE TYPE

OF SPACES

Residential Units	10
Medical Office	1
Retail Unit	1
Office Space	2
Live/Work Unit	1



Mark Haynie

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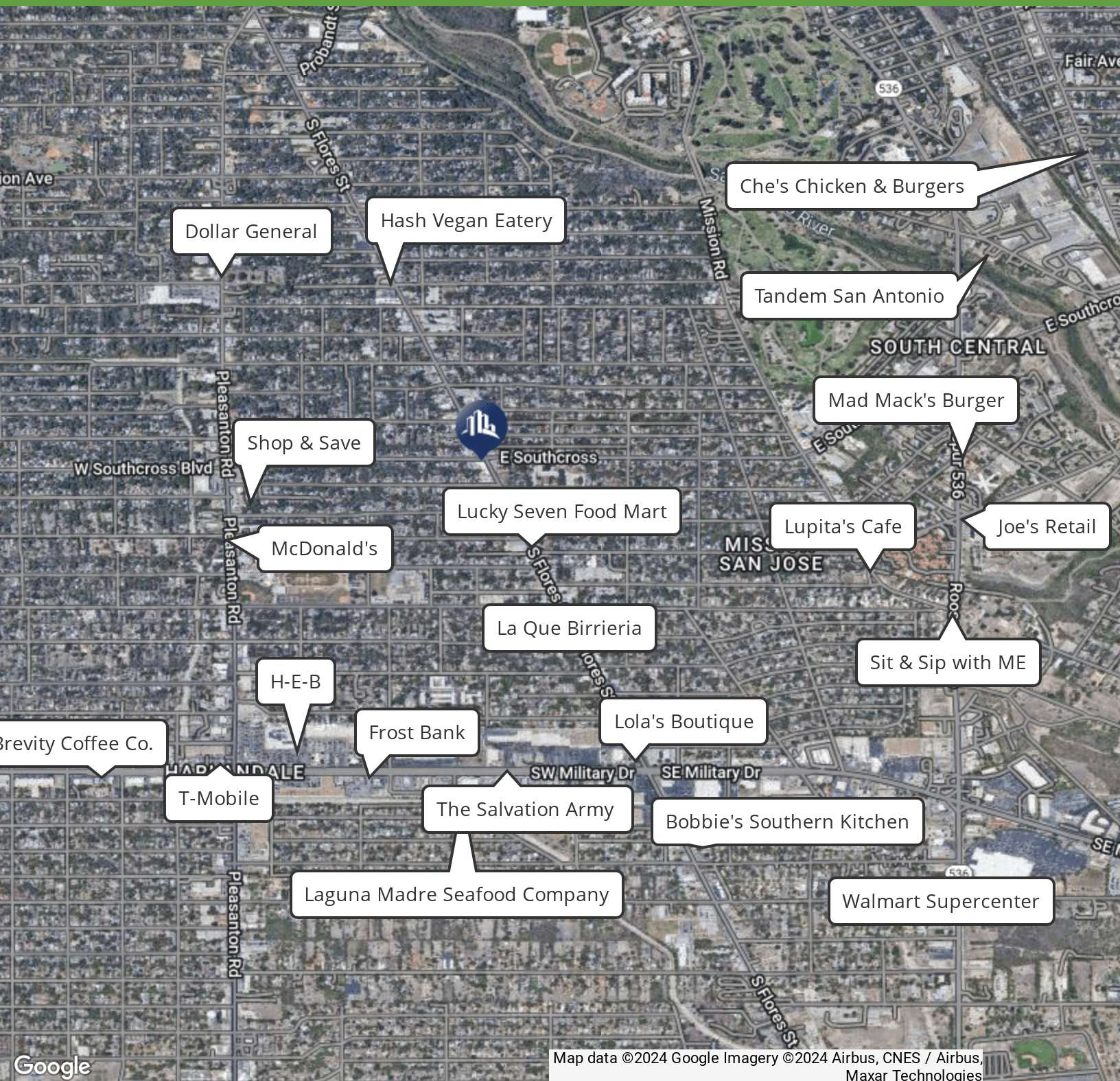
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Google

Map data ©2024 Google Imagery ©2024 Airbus, CNES / Airbus, Maxar Technologies



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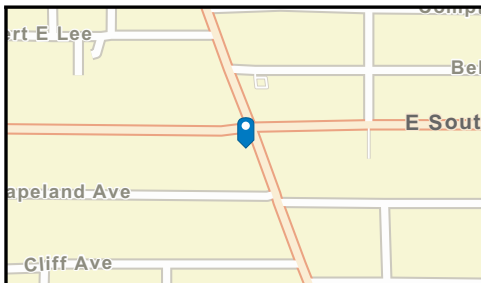
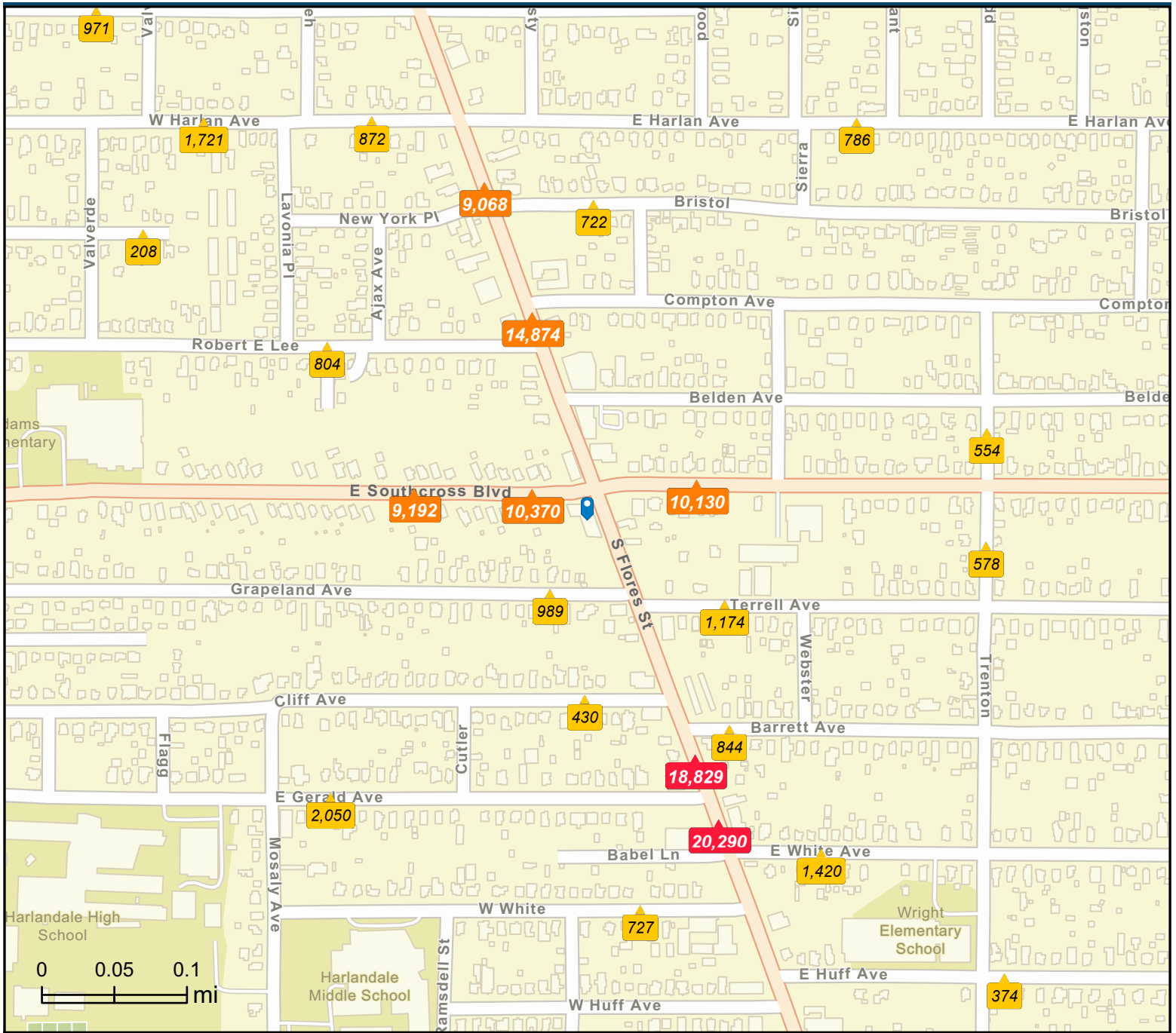
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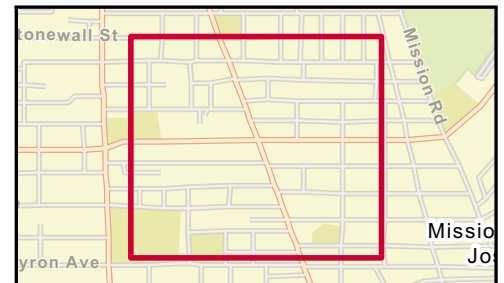
Traffic Count Map - Close Up

354 E Southcross Blvd, San Antonio, Texas, 78214
 Ring bands: 0-1, 1-3, 3-5 mile radii

Prepared by Esri
 Latitude: 29.36846
 Longitude: -98.49614



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



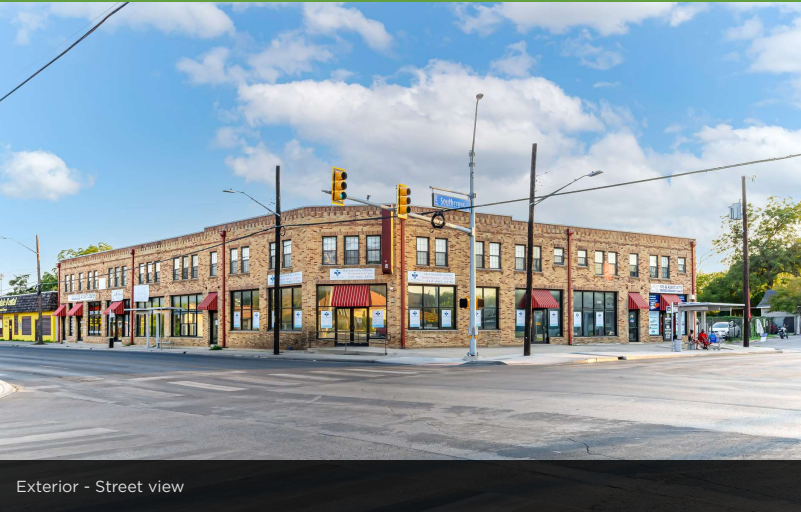
Source: ©2024 Kalibrate Technologies (Q2 2024).

Harlandale Building

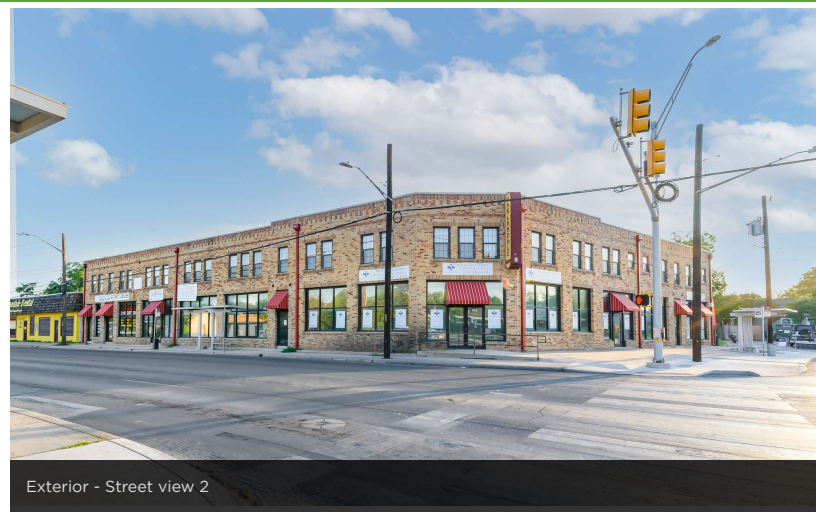
354 E SOUTHCROSS BLVD, SAN ANTONIO, TX 78214

FOR SALE

Mixed Use Property



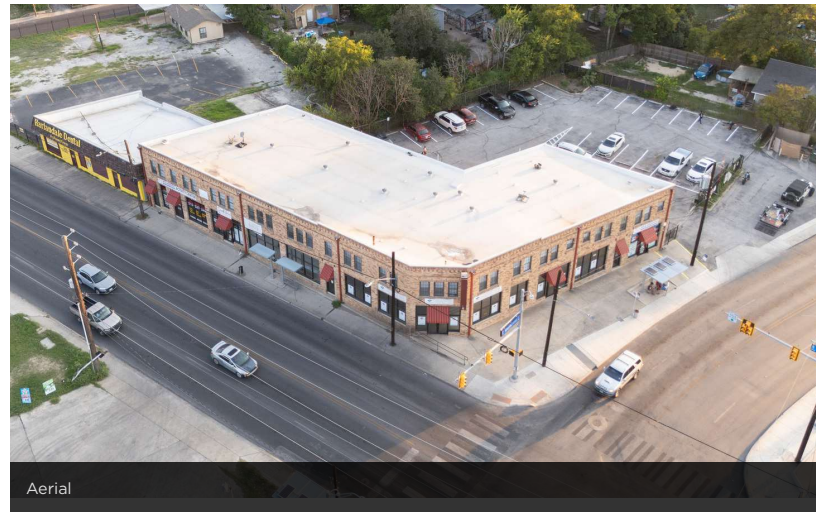
Exterior - Street view



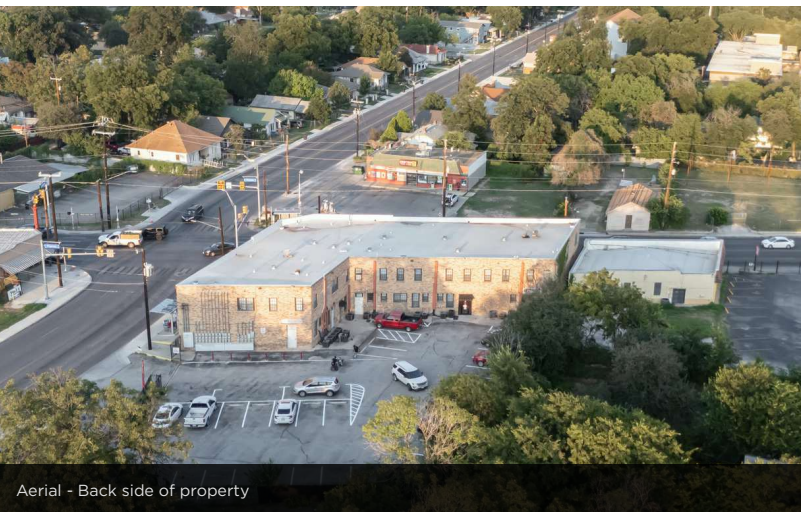
Exterior - Street view 2



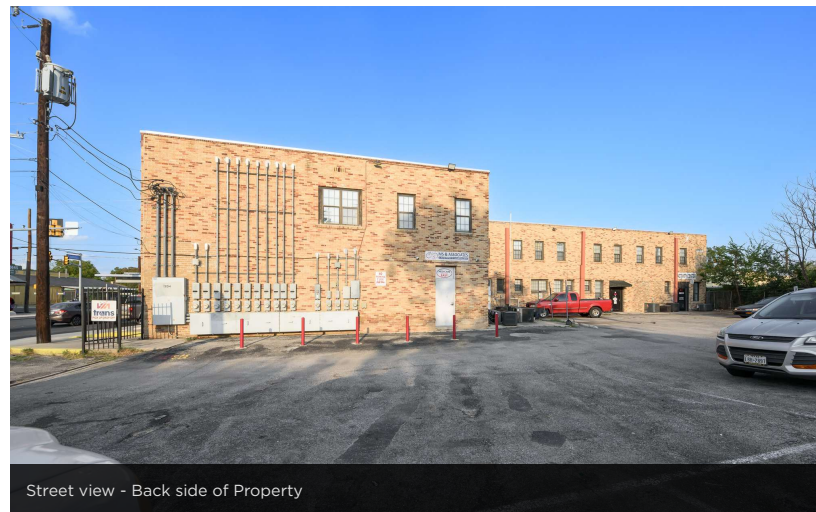
Exterior



Aerial



Aerial - Back side of property



Street view - Back side of Property



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FOR SALE

Mixed Use Property



Anchor Tenant - OBGYN



Foyer/Entrance



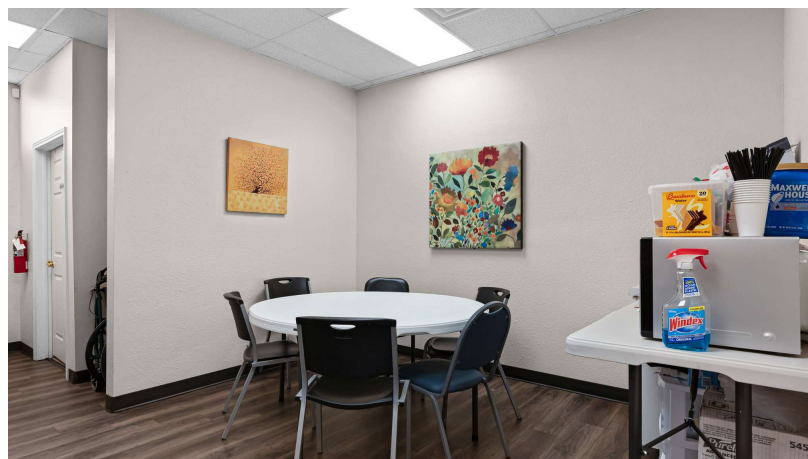
Front Desk



Exam Room



Exam Room 2



Office Break Area



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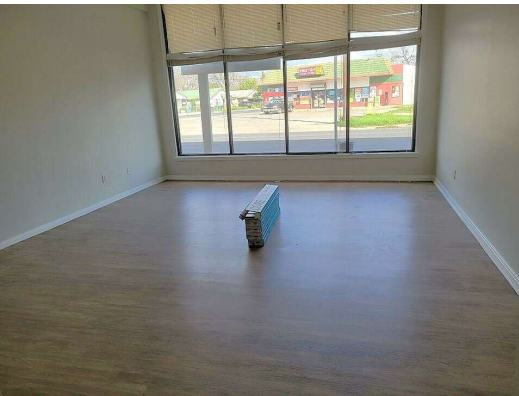
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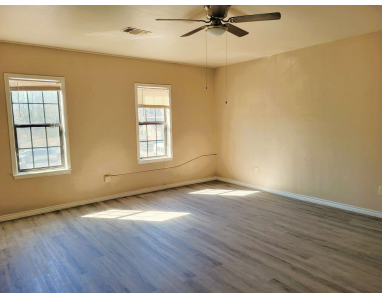
Residential/Commercial Unit #11



Residential/Commercial Unit #11



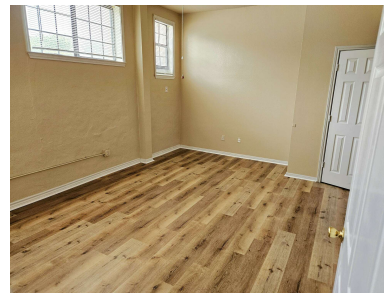
Residential/Commercial Unit #11



Residential Unit



Residential Unit



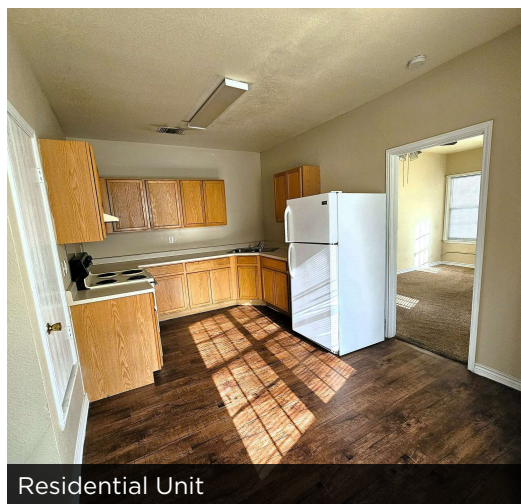
Residential Unit



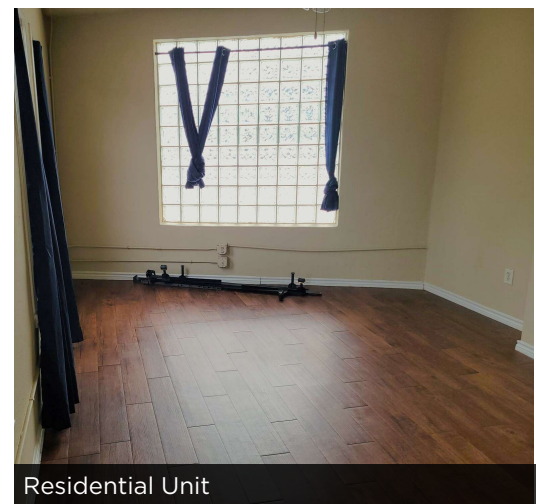
Residential Unit



Residential Unit



Residential Unit



Residential Unit



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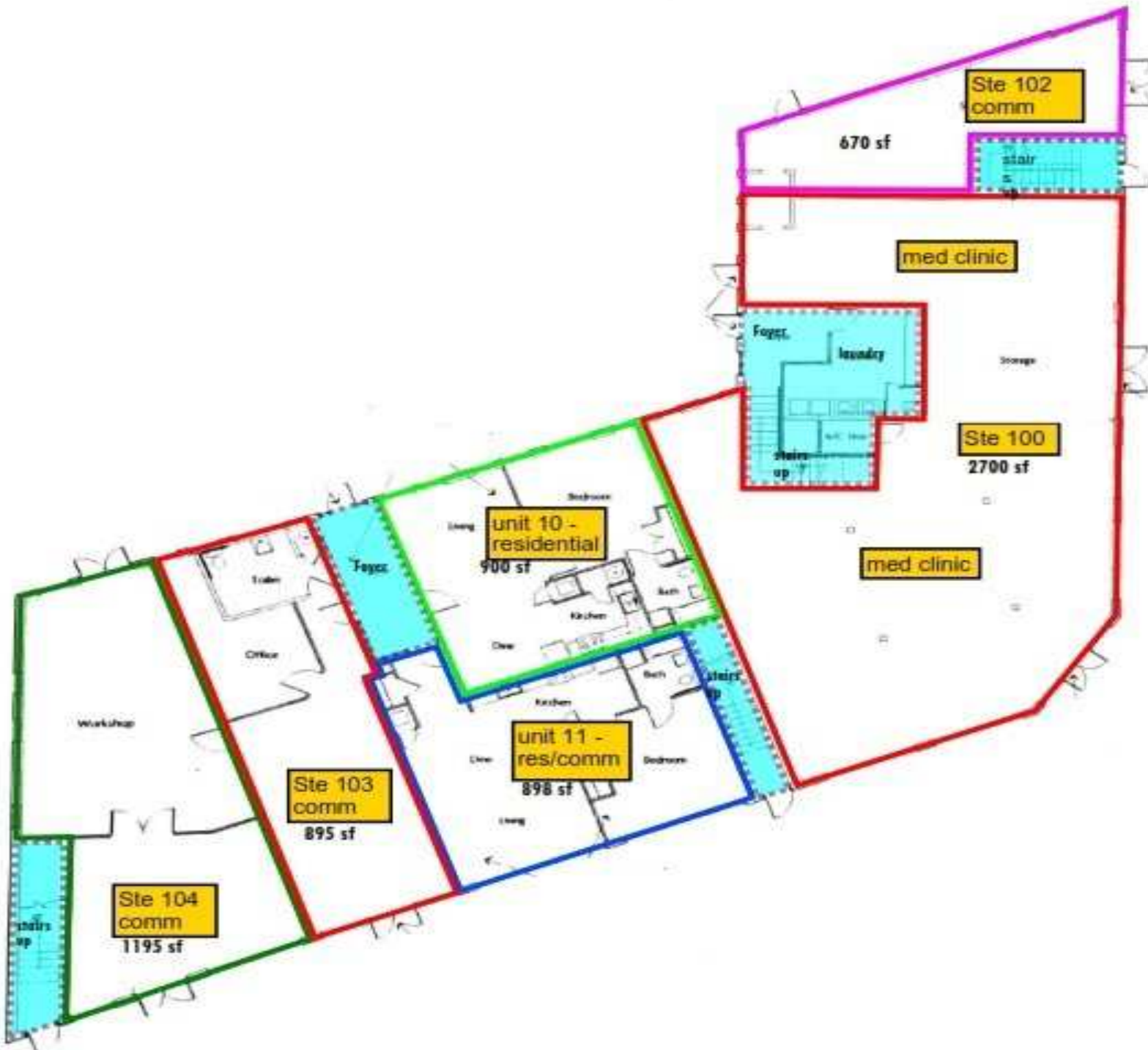
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Mixed Use Property



First Floor Plan



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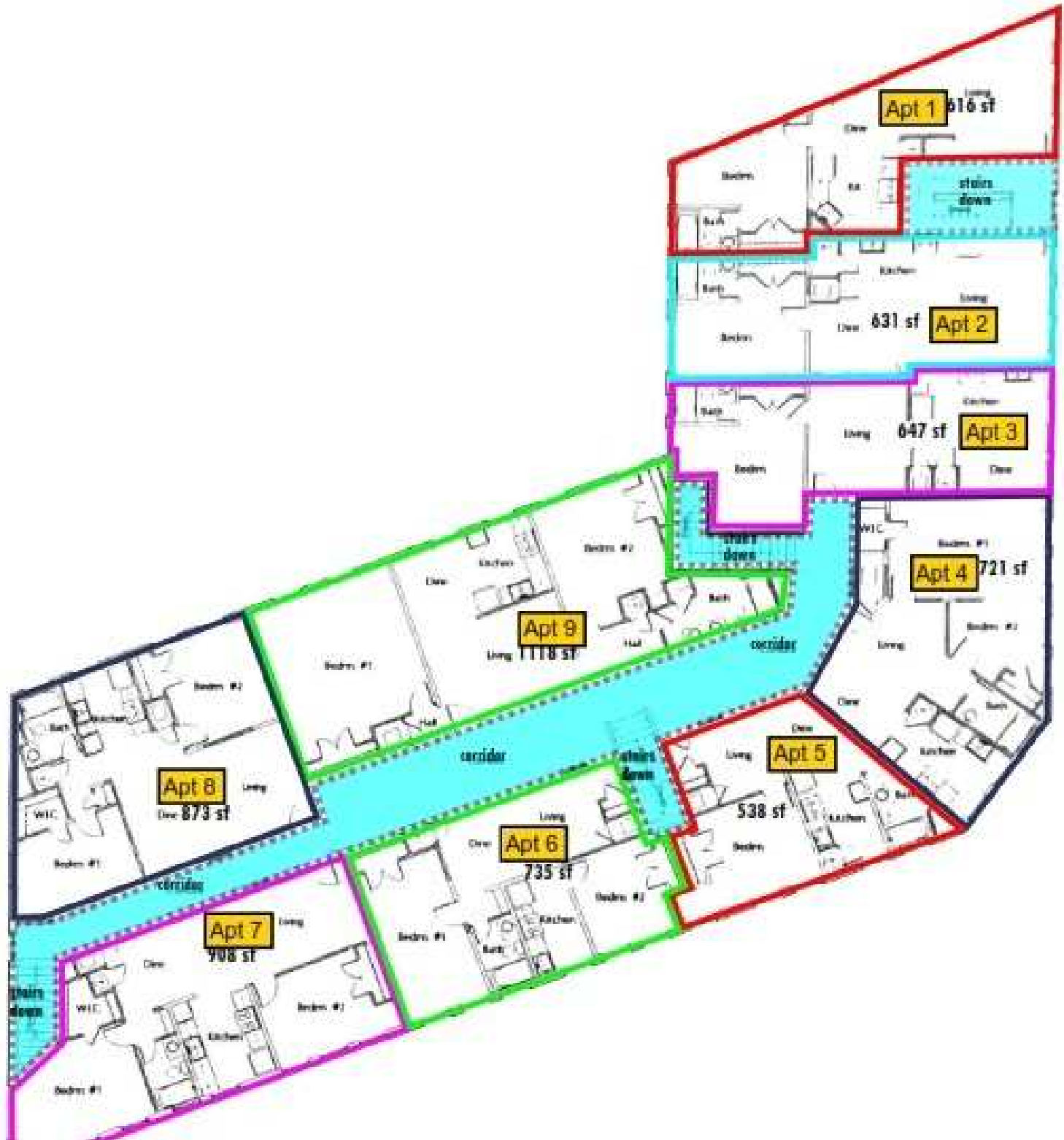
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Med Clinic Space

