

SOUTHTOWN OFFICE/RETAIL FOR SALE

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

YNDO COMMERCIAL
REAL ESTATE
COMPANY



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YNDO COMMERCIAL REAL ESTATE CO.

WWW.YNDOCO.COM

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DESCRIPTION

A rare office ownership opportunity in the King William Historic District and along the thriving Southtown Commercial Corridor. The property is comprised of an approximately 2,500 SF historic home (circa 1903) on .42 acres of land, zoned C-2 & RM-4. Renovated to office use in 2002, the property has a standing seam metal roof, concrete pier foundation, and recent exterior paint and porche/railing repairs. The interior is ready for renovation and install of new HVAC, etc. Concrete paved parking and an ADA ramp are in place.

LOCATION

Located at 1249 S. St. Mary's at the NW/c of Claudia St. in the King William Historic District and on the Mission Trails tourist route to the historic Spanish Missions. The site is minutes from I-37/I-10/I-35 and is within walking distance of some of San Antonio's most popular independent restaurants (Rosario's, Liberty Bar, Azuca, Le Frite, Bar Loretta, Maverick, Dough, Tito's, Bliss, Battalion, The Station, The Friendly Spot, Pharm Table, Mixtle, etc.), as well as The Blue Star Arts Complex, The San Antonio Riverwalk, Hemisfair, the Bexar County Courthouse & downtown. The location has also been one of San Antonio's most active urban residential areas for new infill construction, with multiple new complexes recently constructed or in progress in the South Flores/Cevallos area, Blue Star/Big Tex, Victoria Commons, along Cesar Chavez, and at the former SAISD headquarters site at S. Alamo and Cesar Chavez planned for a mixed-use development by the Pearl Brewery developers, Oxbow.



BUILDING SIZE

2,500 SF total, all office.

LAND AREA

.42 Acres of Land (18,158 SF)

ZONING

C-2 & RM-4

SALE PRICE

\$775,000.00

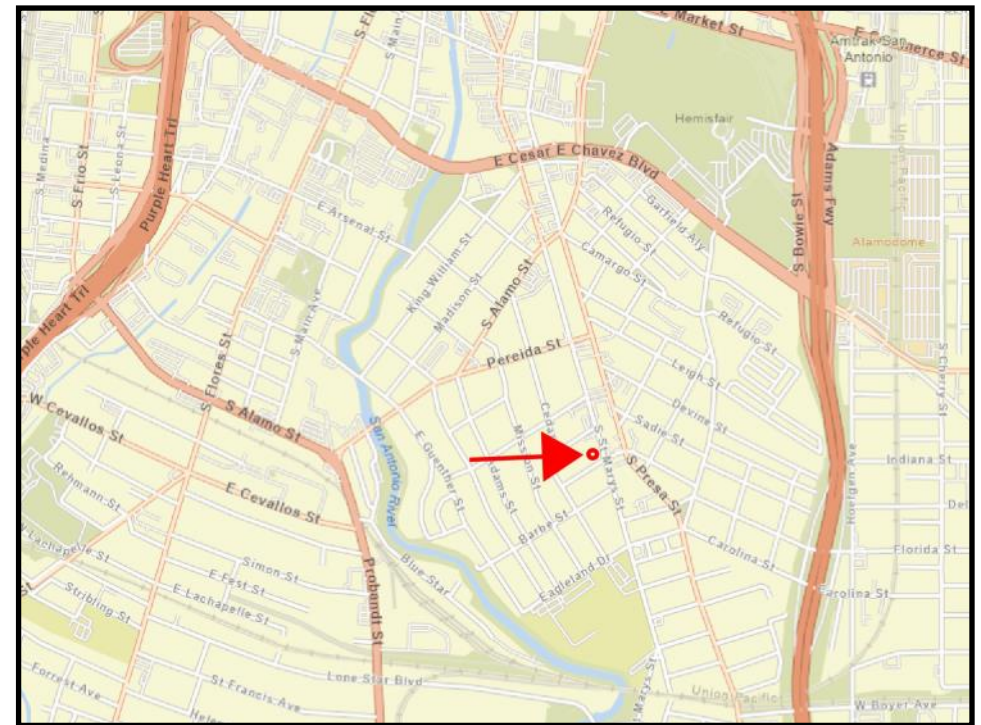
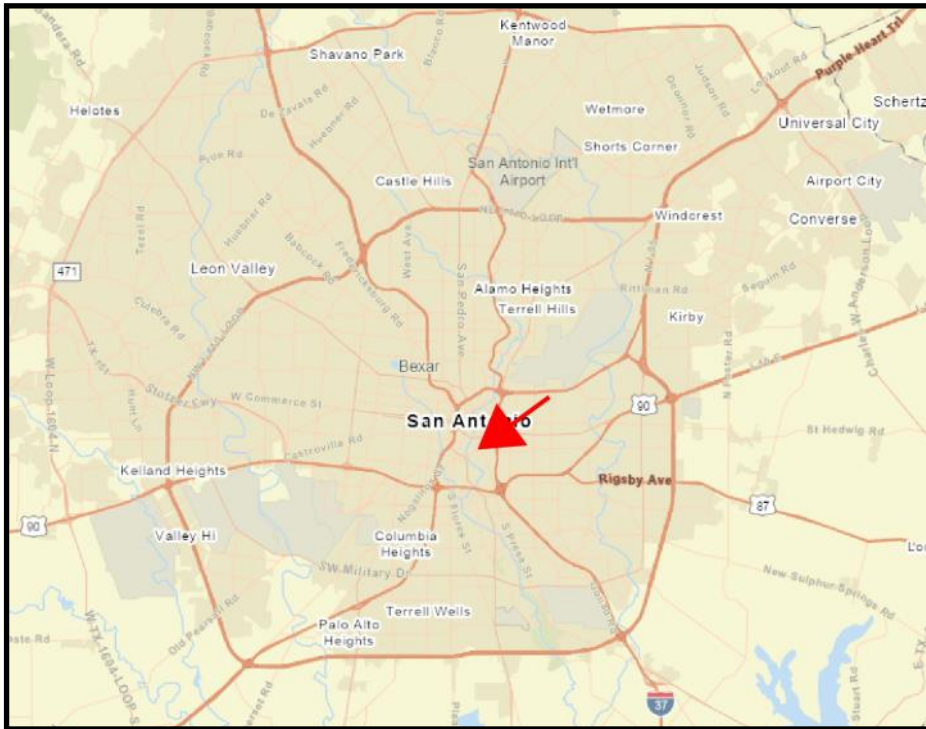
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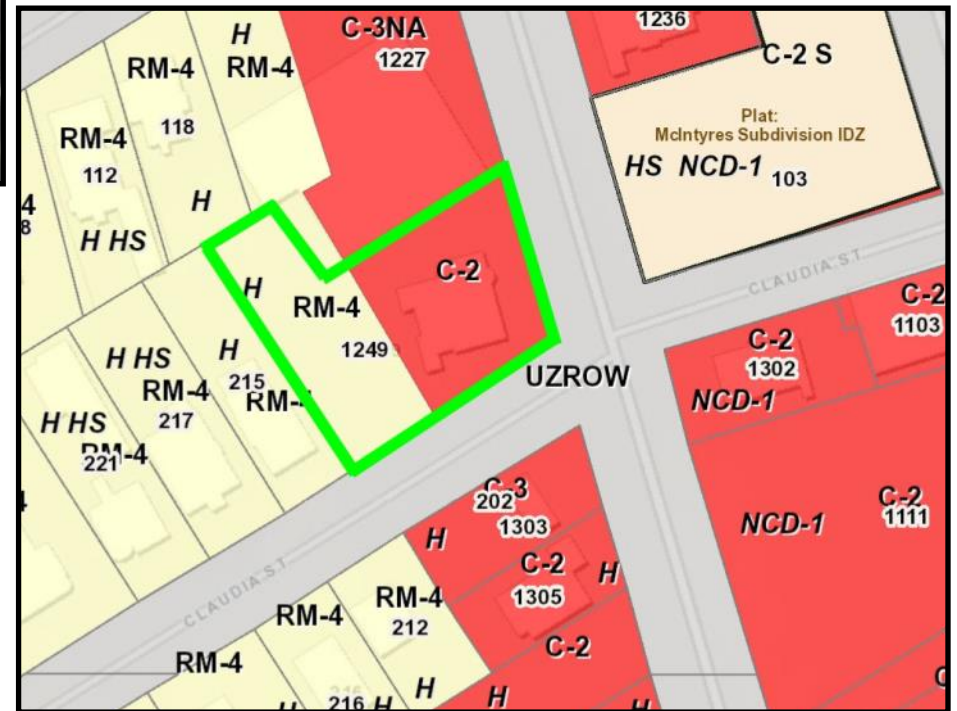
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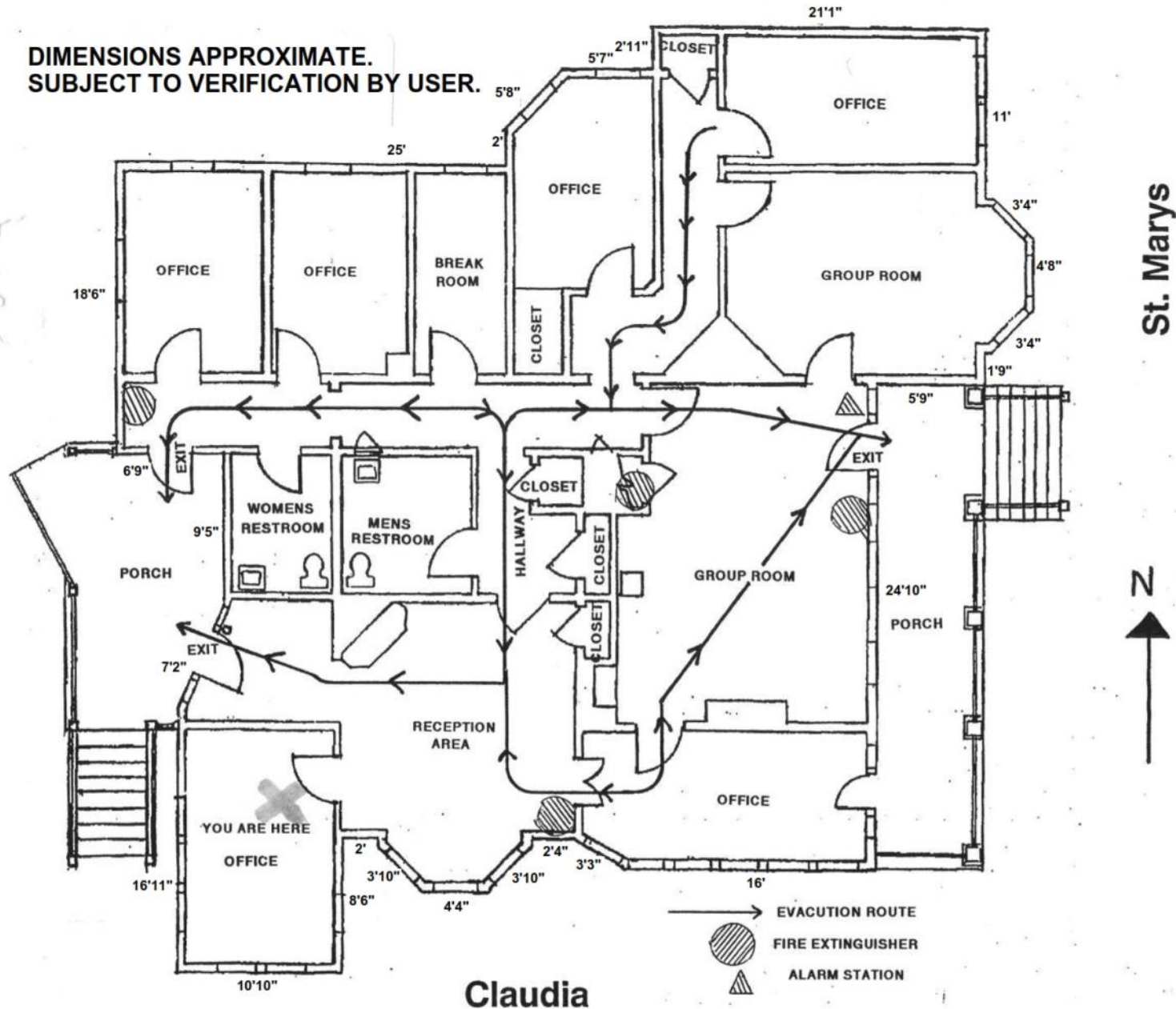
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11/2/2015



Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

<u>Yndo Commercial Real Estate Co.</u>	License No.	<u>steve@yndoco.com</u>	<u>(210)771-0334</u>
Licensed Broker /Broker Firm Name or		Email	Phone
Primary Assumed Business Name			
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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone
	Buyer/Tenant/Seller/Landlord Initials	Date	

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date

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Forms

Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201

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