

320 S Mulberry
Pearsall
Offered at \$299,500



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Excellent Opportunity to purchase a turn-key Auto Parts Store & Warehouse, plus additional garage bays and an office/retail building that can be rented for extra income! Buildings, Real Property, ALL Fixtures, and ALL Inventory are included in the sale! The inventory alone should more than pay for the entire purchase of this property. 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 and HVAC in the auto parts store area. 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 is currently 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. This is a great opportunity to own .39 acres with several buildings that can be adapted for many different uses.



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All measurements and figures are approximate. Source of information is deemed reliable, but not verified.

