



1009 E Expressway 83

1009 E Expressway 83, Pharr, TX 78577



Arik Bachsian

Encore Fine Properties

817 N Ware Rd, McAllen, TX 78501

Arik.Bachsian@gmail.com

(956) 360-2864



1009 E Expressway 83

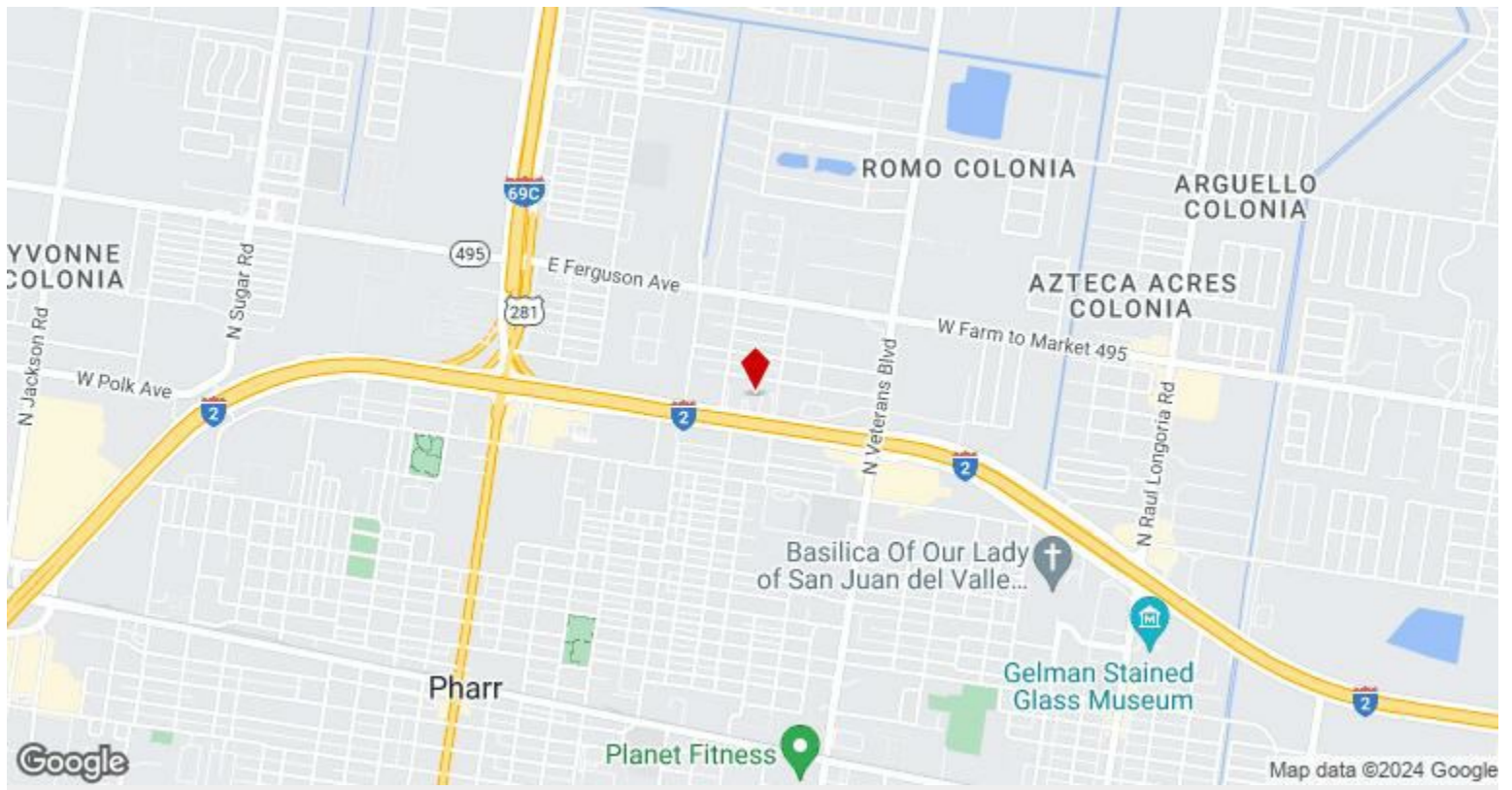
\$1,975,000

Prime commercial building located at the busiest intersection between San Antonio Texas and Monterrey Mexico. If location is important for your growing business, this location is by far one of the best locations you can find in the Rio Grande Valley. Endless possibilities await here, the building has multiple offices, plenty of Parking spaces, a bonus warehouse with over 2,000 Sq. Ft. and a digital billboard that measures 15' x 30'. Get your business on the right direction with this prime location!!!!...

- Located at busiest intersection between San Antonio Texas and Monterrey Mexico.
- 15' x 30' Digital Billboard
- Many offices and a bonus warehouse
- Bonus Warehouse with over 2,000 Sq. Ft.



Price:	\$1,975,000
Property Type:	Retail
Property Subtype:	Freestanding
Building Class:	C
Sale Type:	Investment or Owner User
Lot Size:	33,064 SF
Gross Leasable Area:	6,000 SF
Sale Conditions:	Short Sale
No. Stories:	2
Year Built:	2005
Tenancy:	Single
Parking Ratio:	5.23/1,000 SF
Zoning Description:	OO
APN / Parcel ID:	B2545-00-000-0006-00
Walk Score @:	55 (Somewhat Walkable)



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Property Photos



Main Entrance

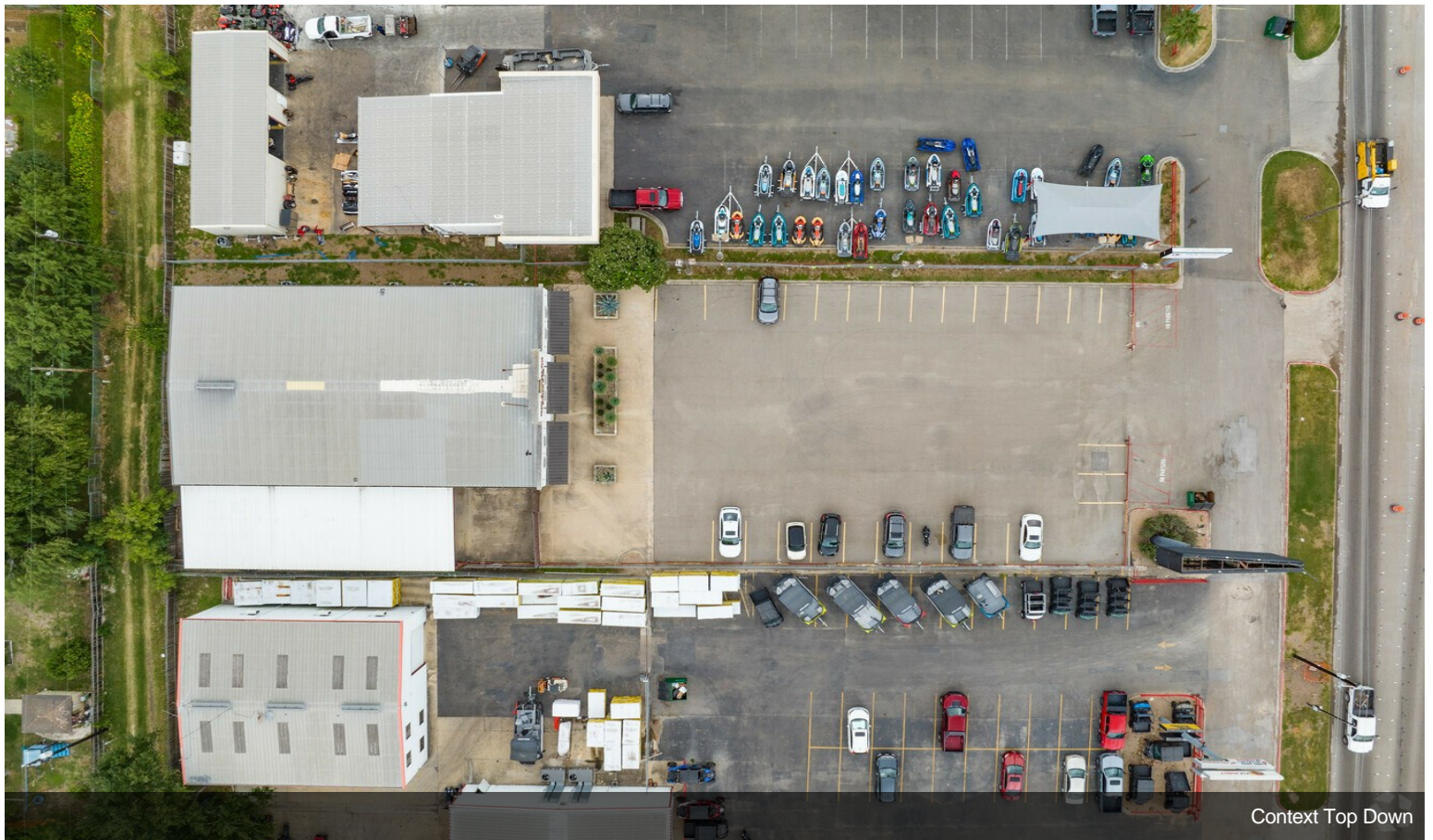


Context North

Property Photos



Context West

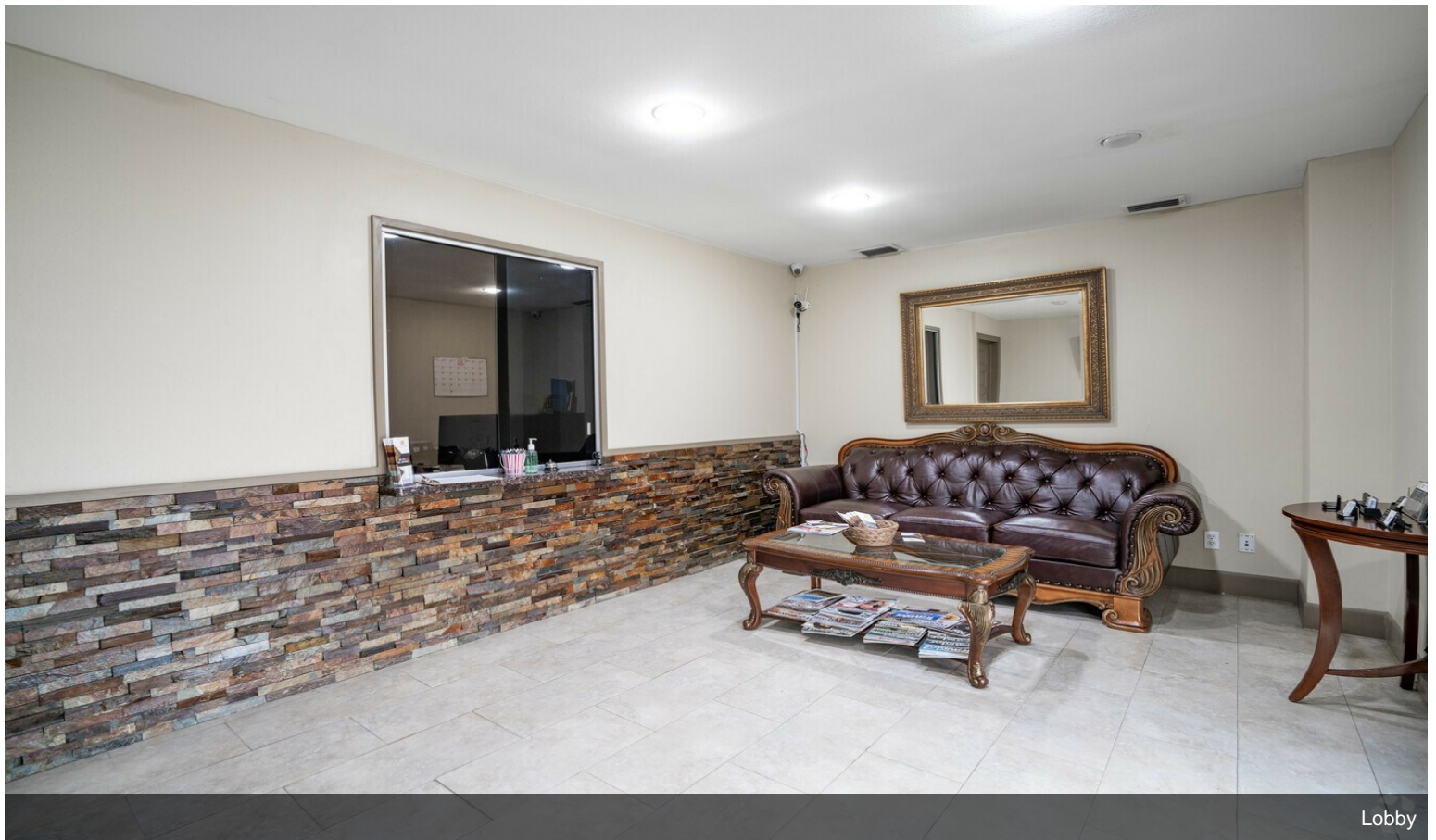


Context Top Down

Property Photos

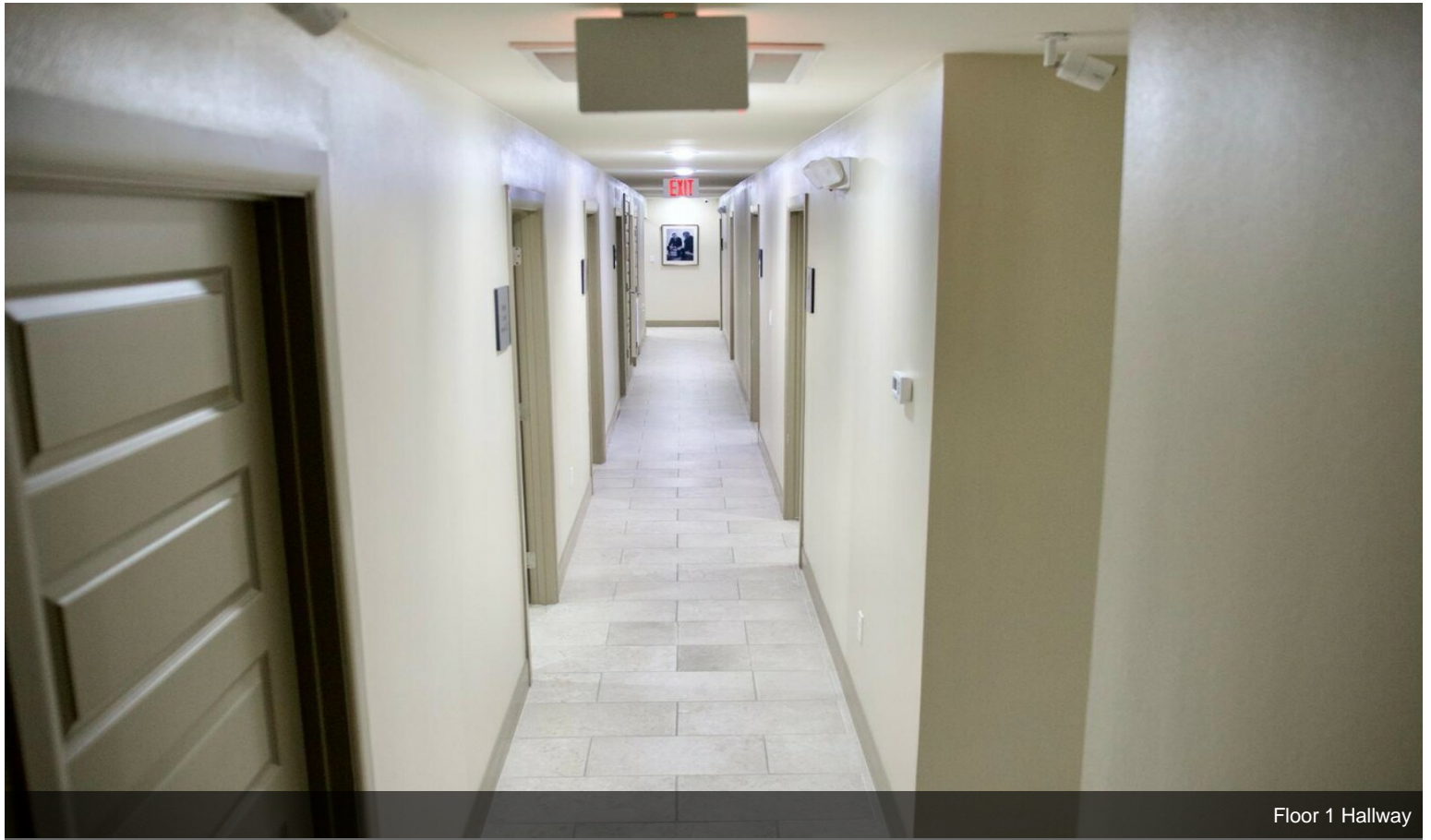


Context East

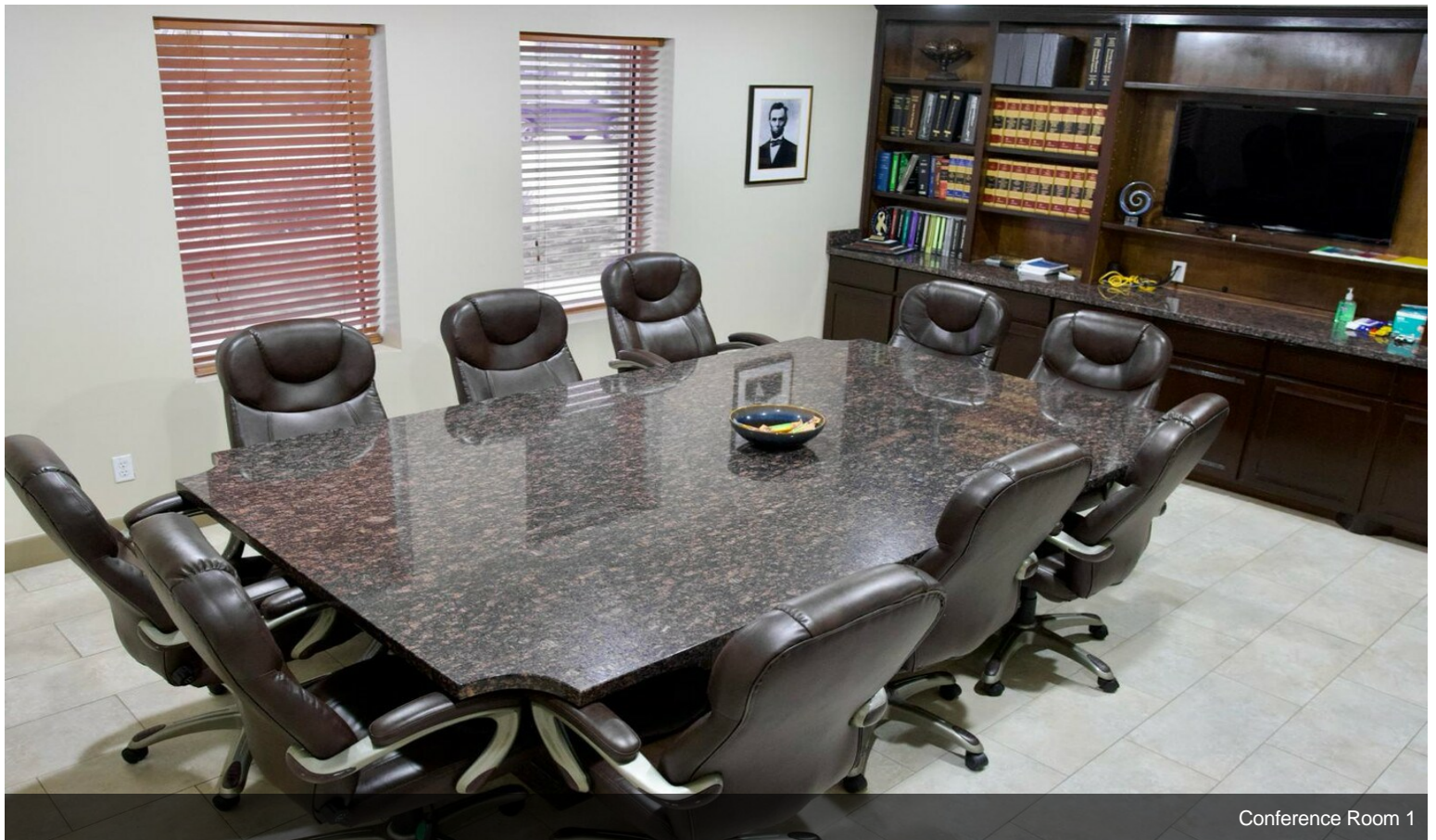


Lobby

Property Photos

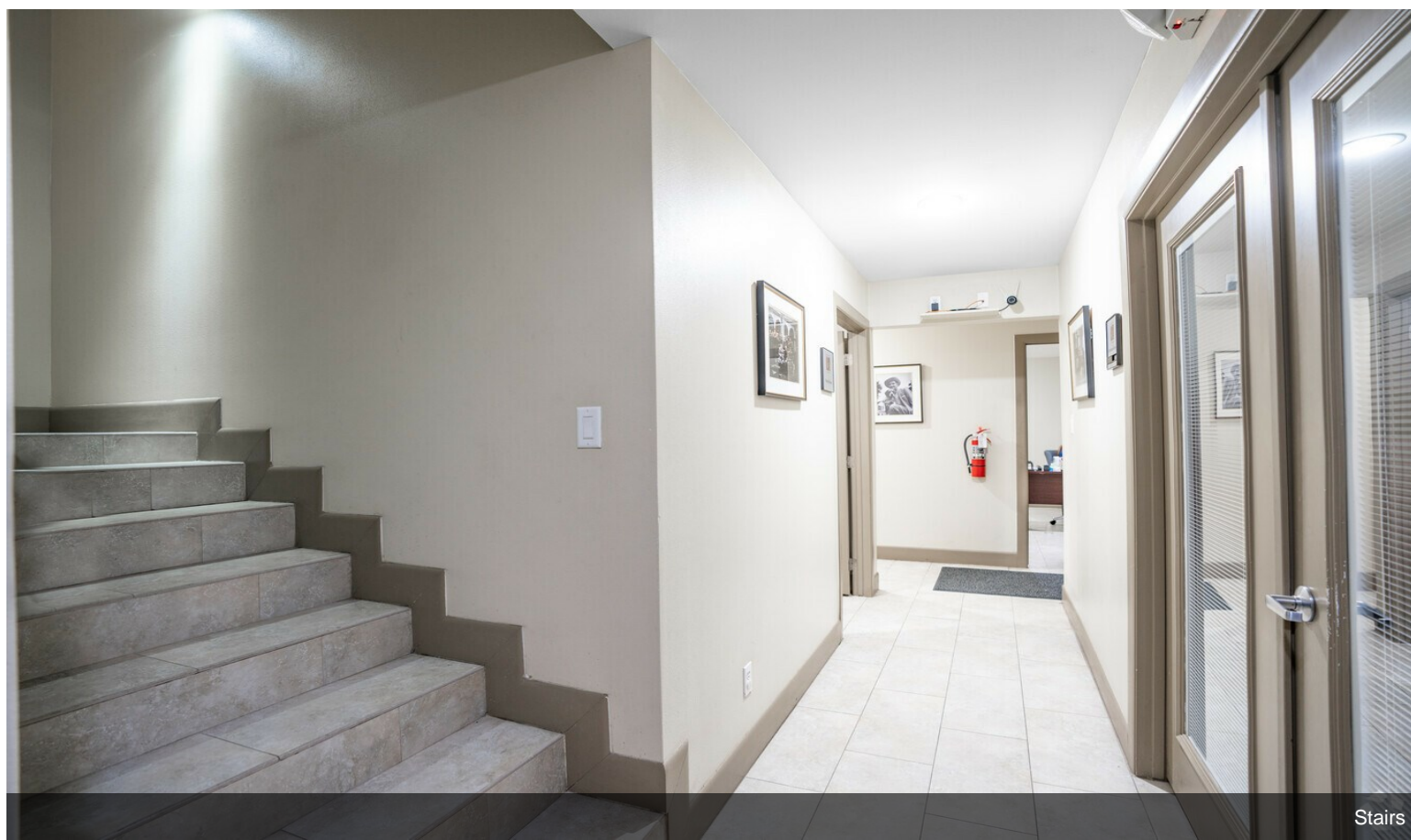


Floor 1 Hallway

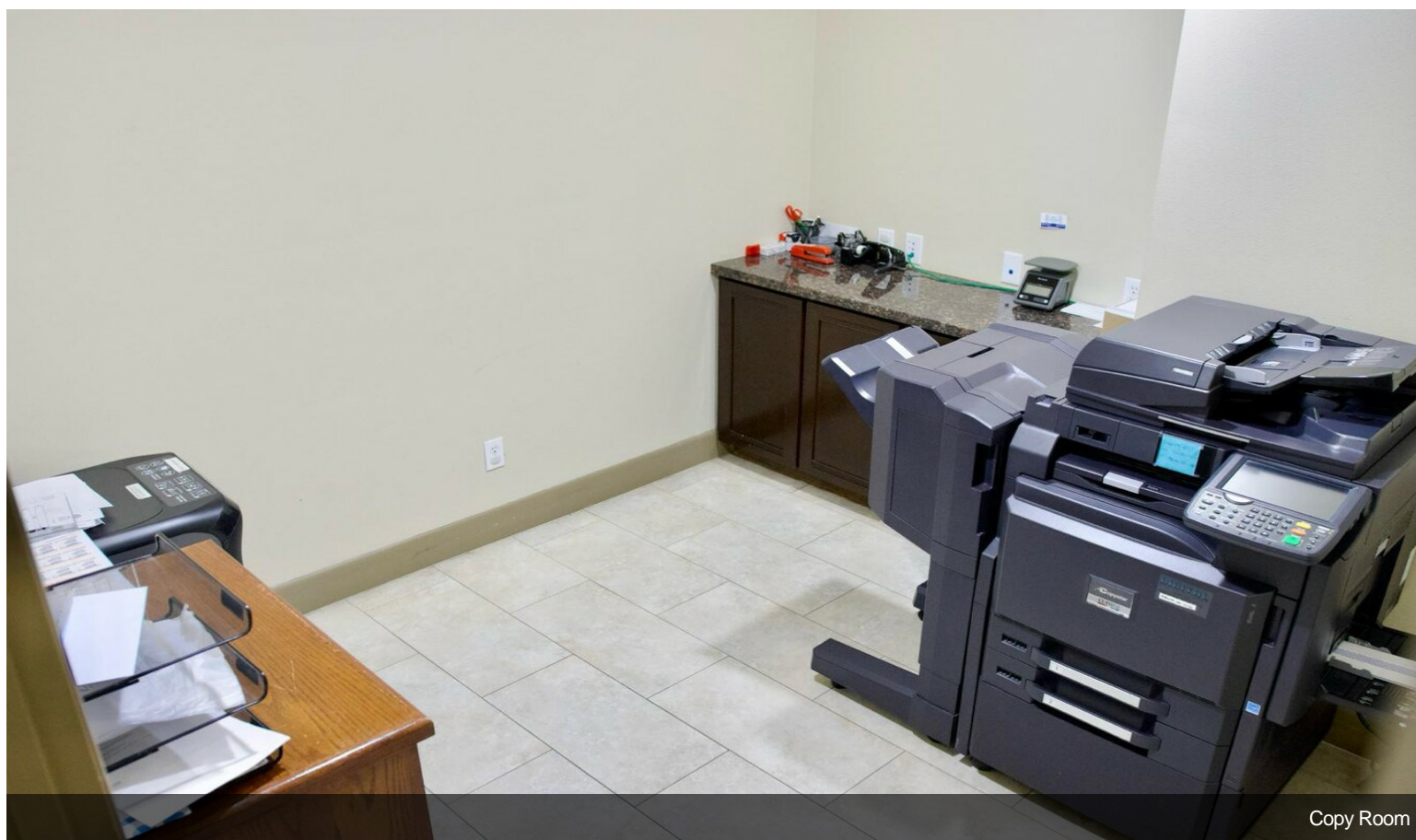


Conference Room 1

Property Photos

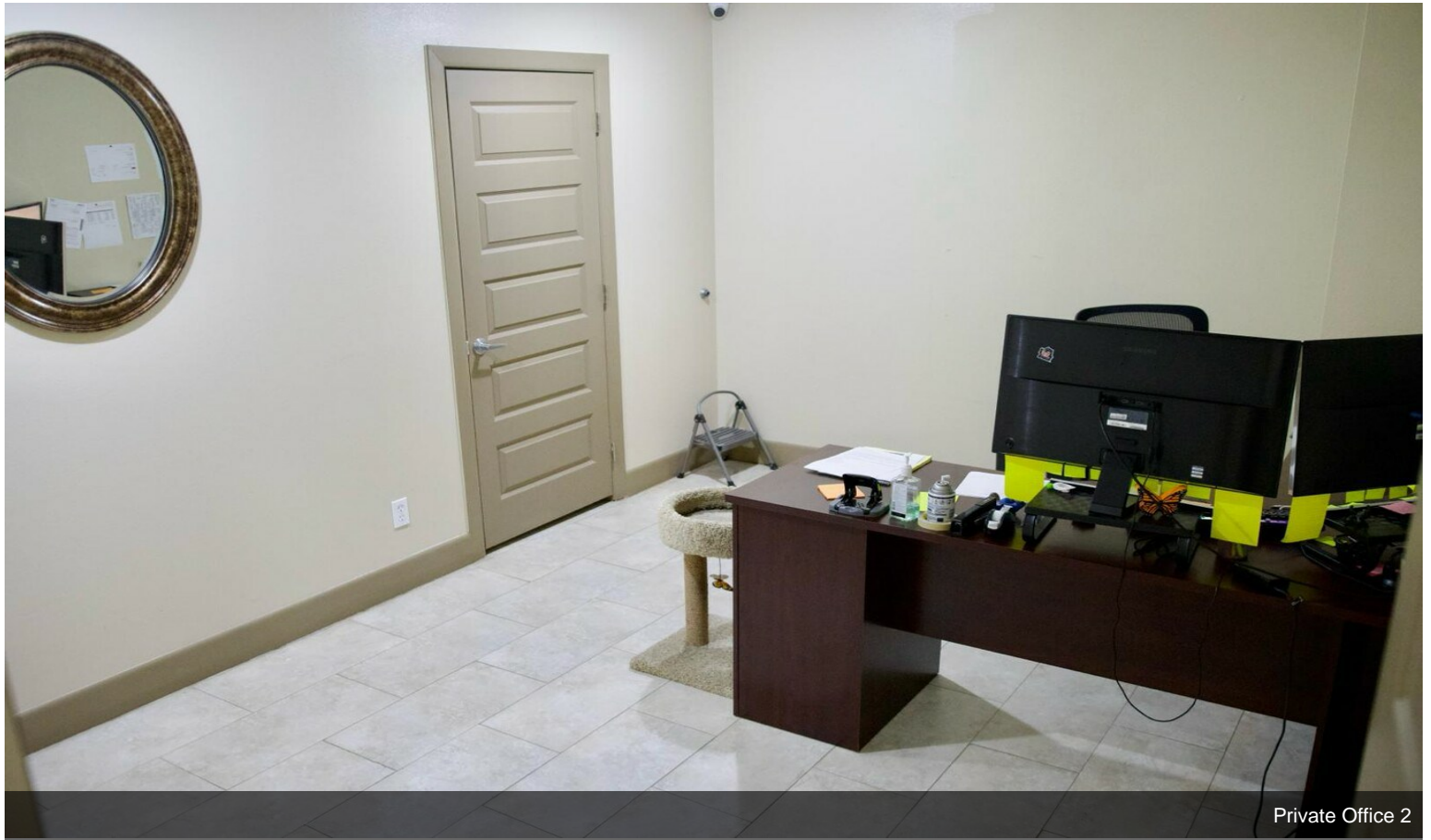


Stairs

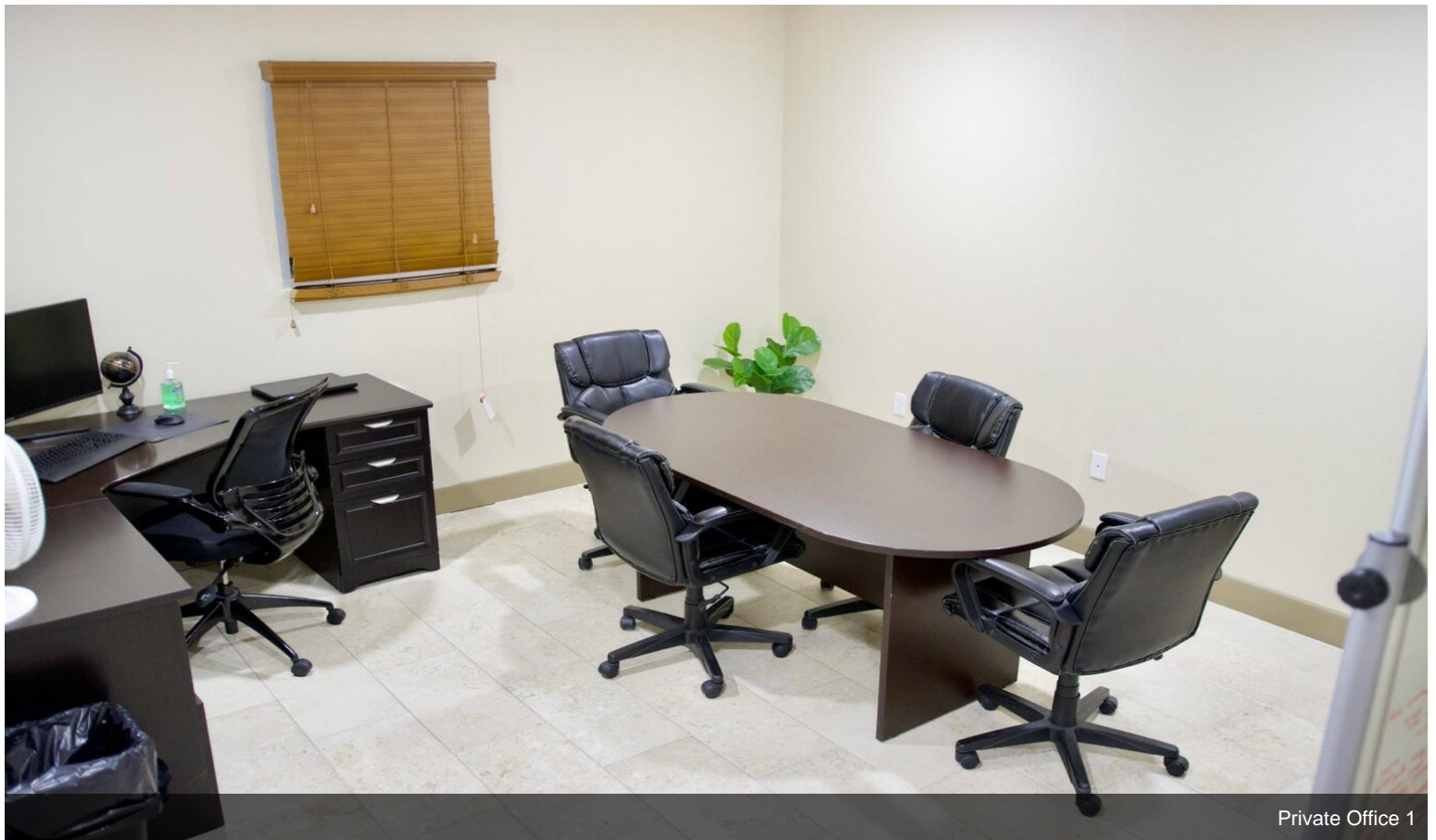


Copy Room

Property Photos

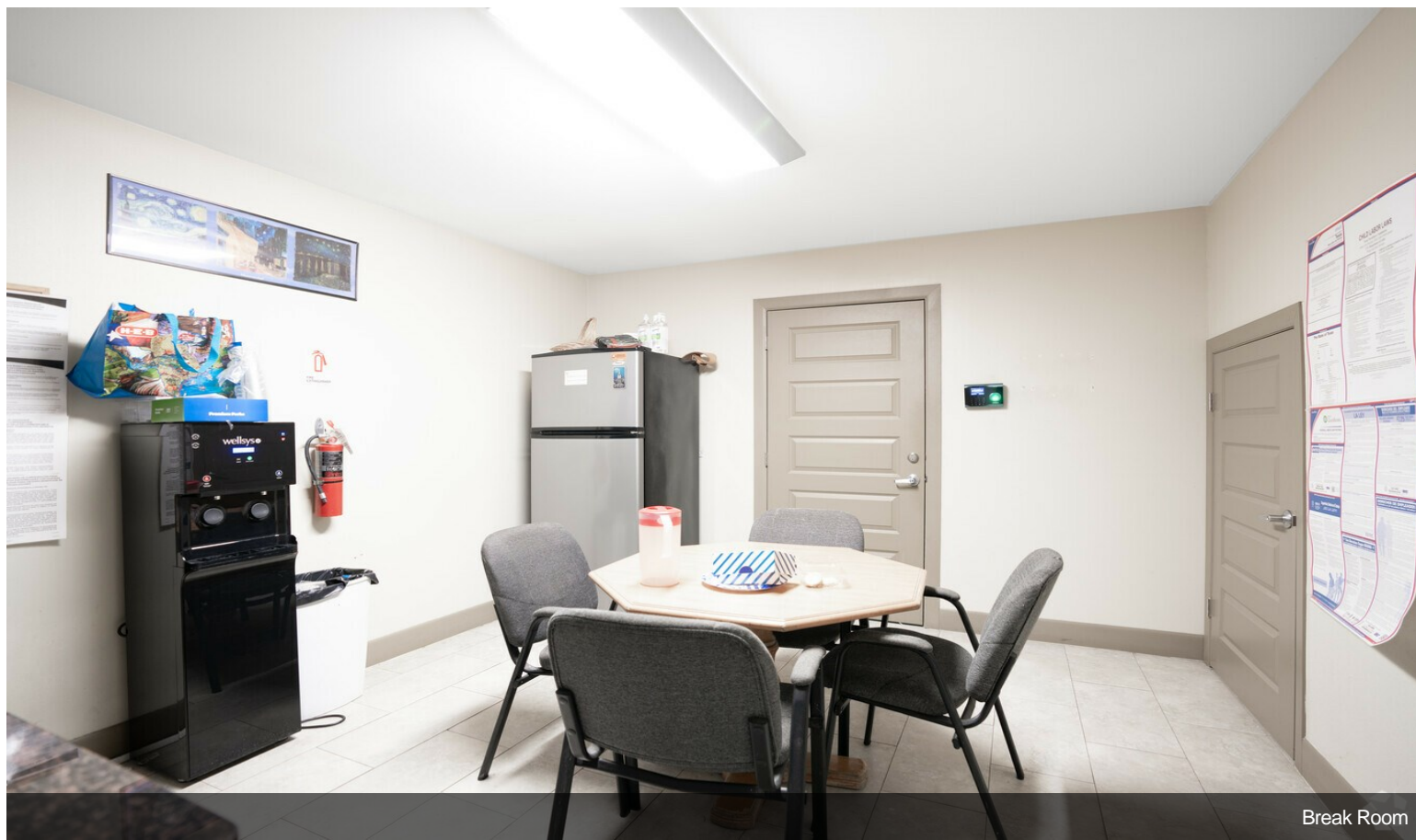


Private Office 2

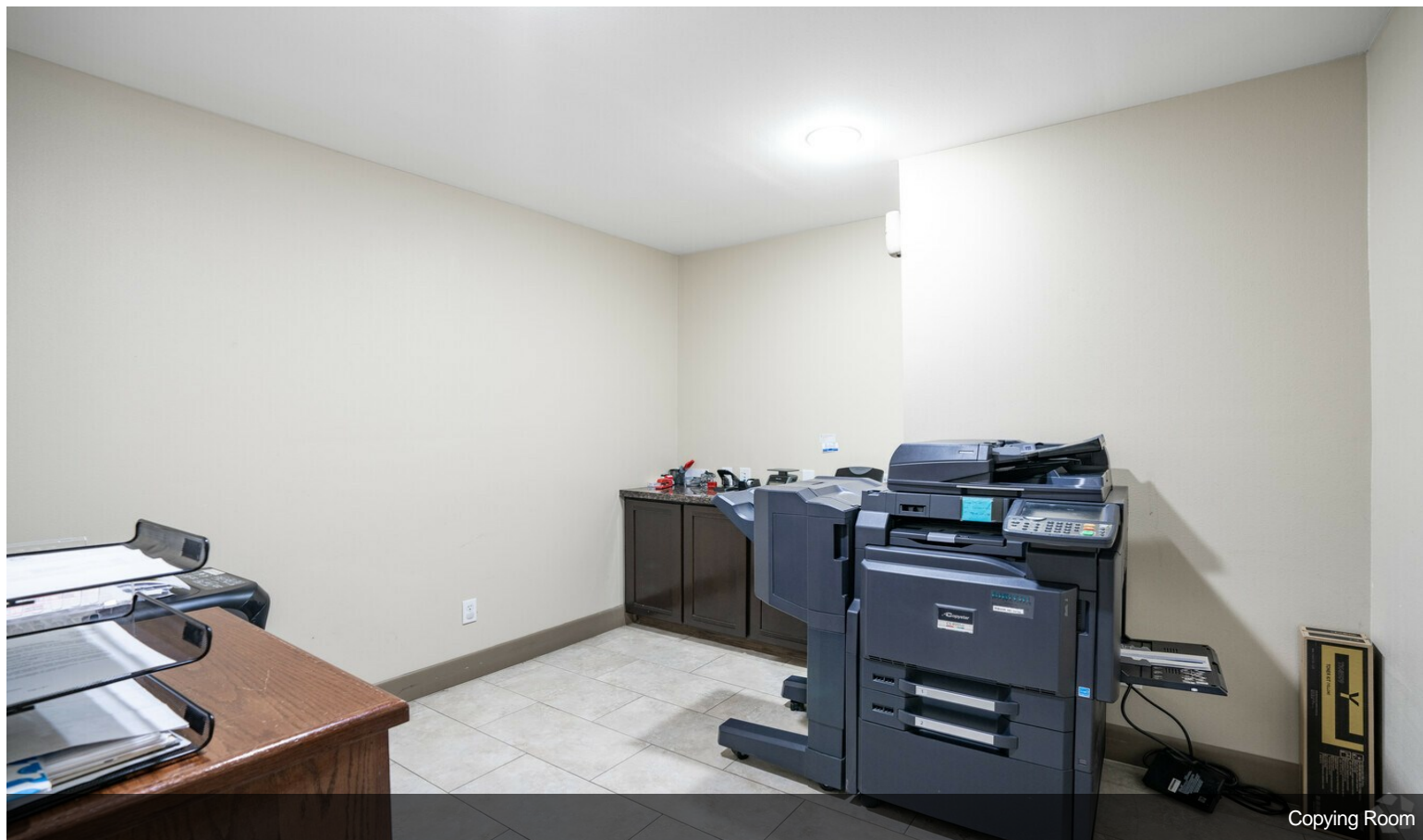


Private Office 1

Property Photos

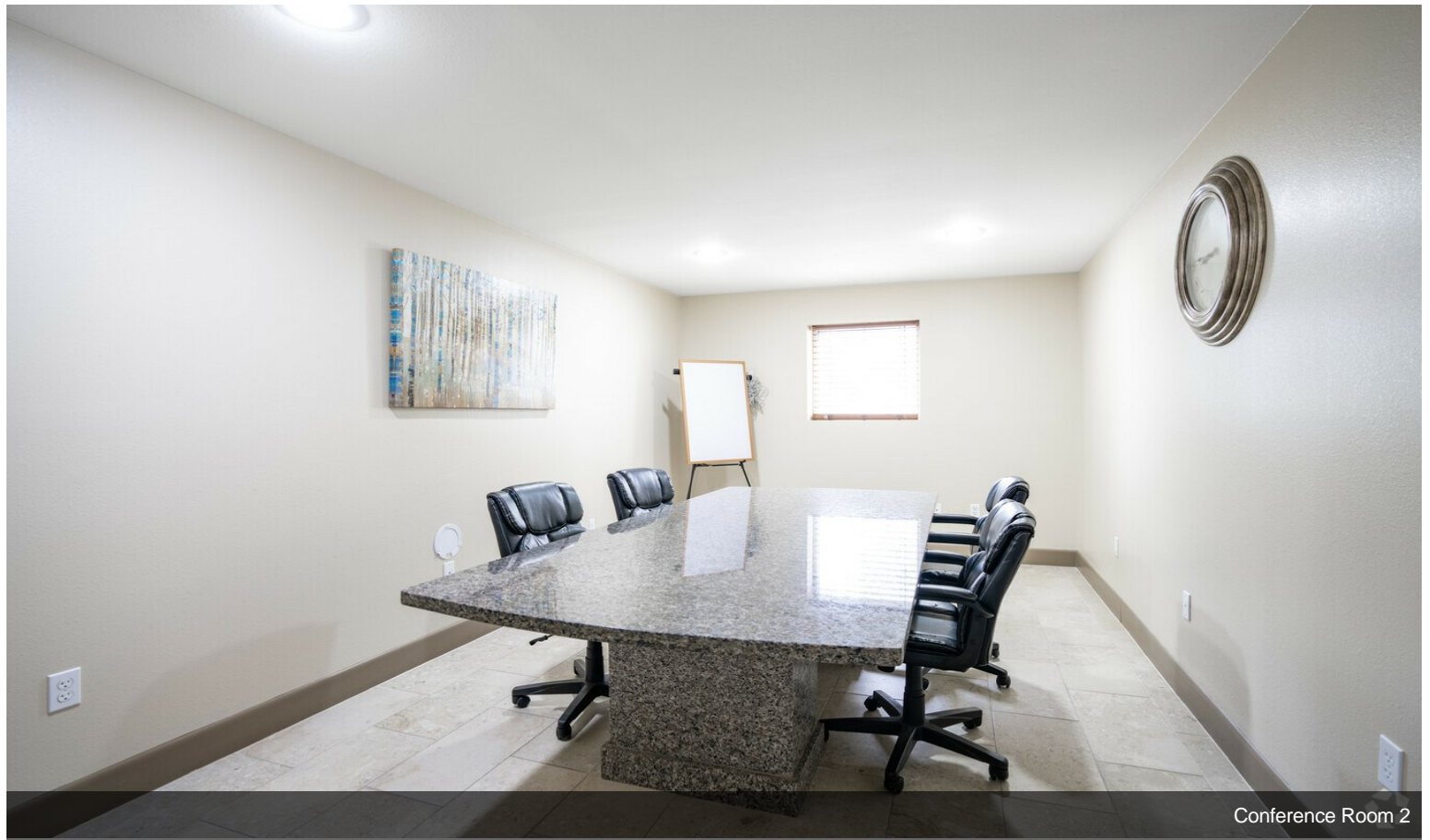


Break Room

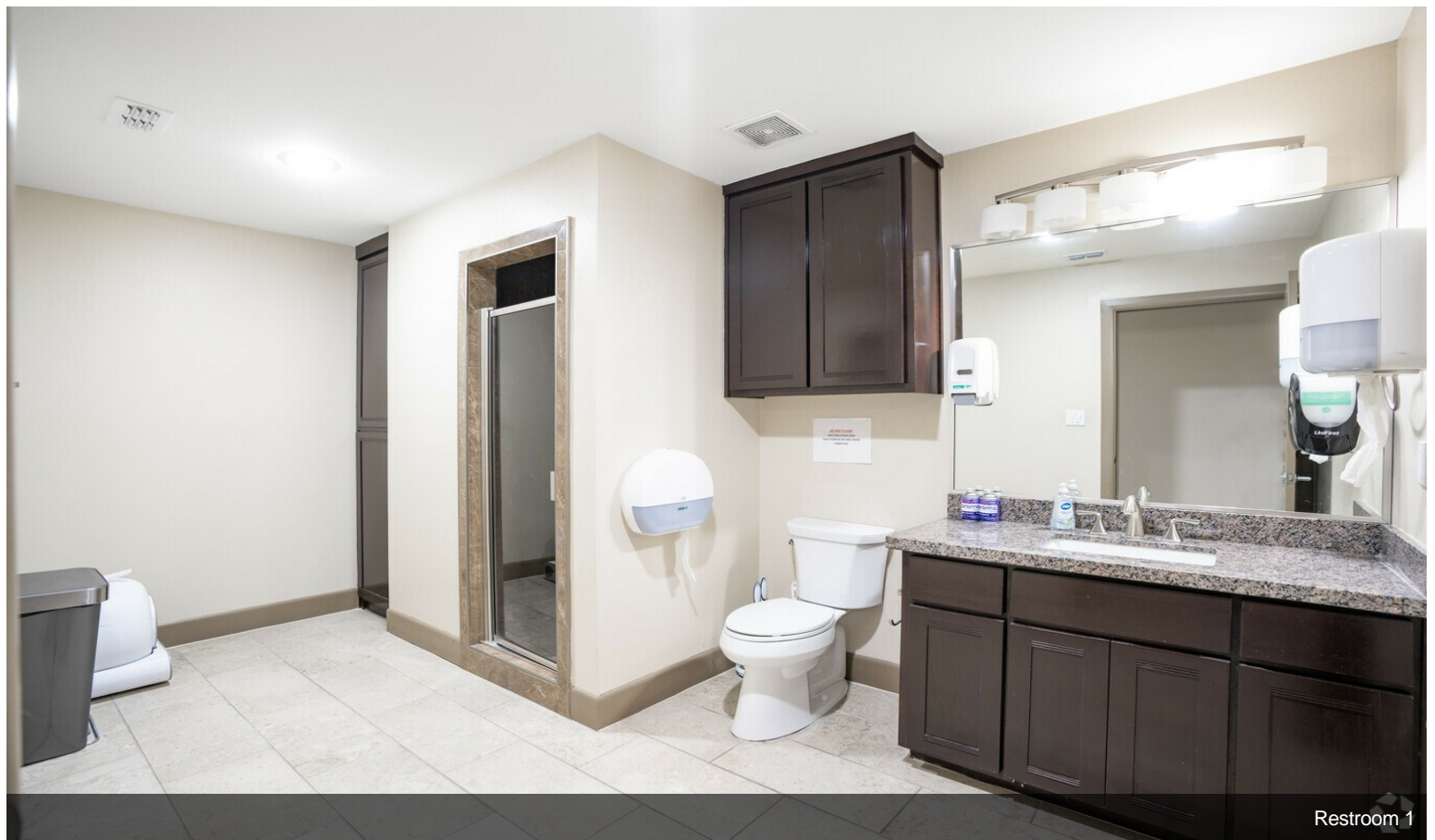


Copying Room

Property Photos

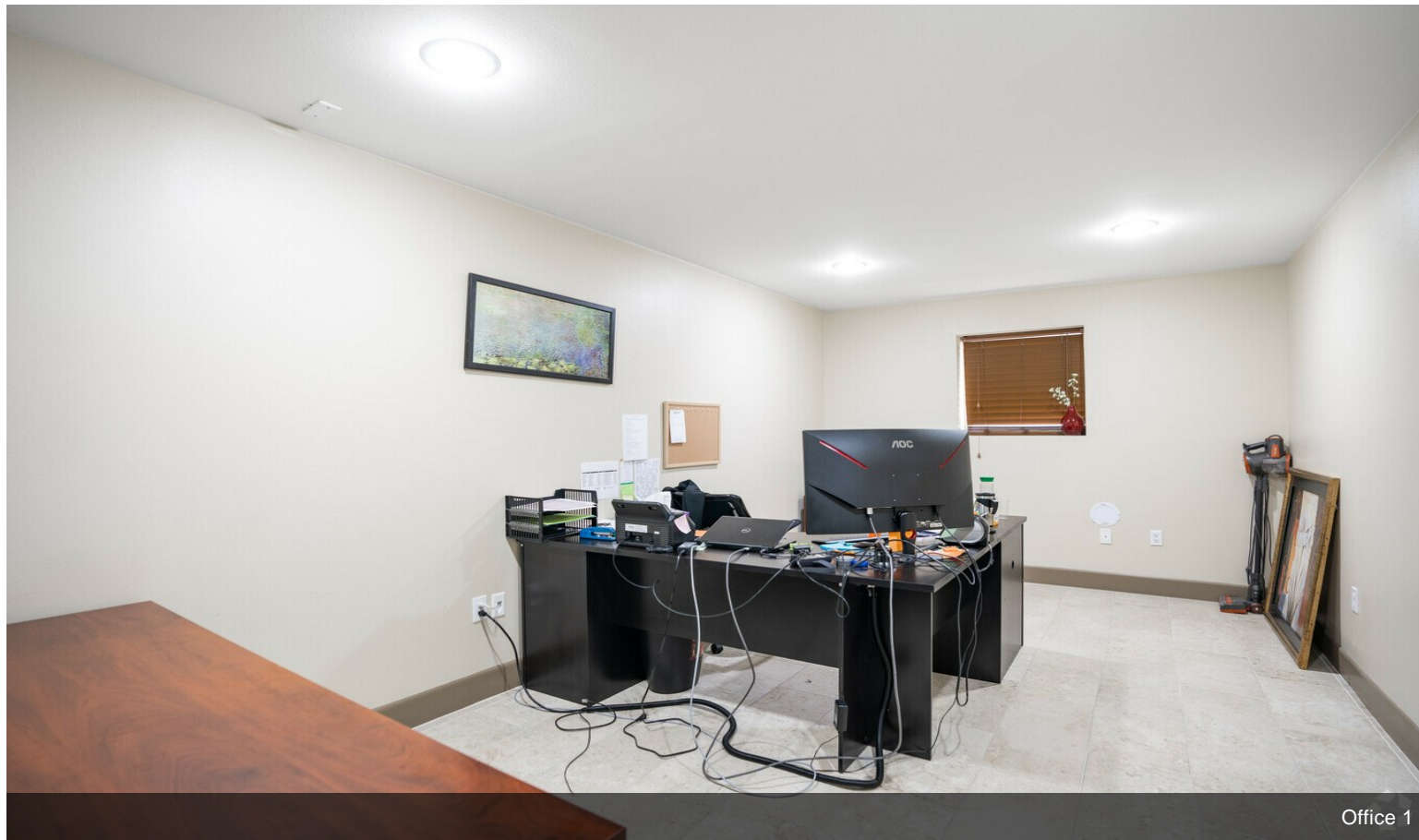


Conference Room 2

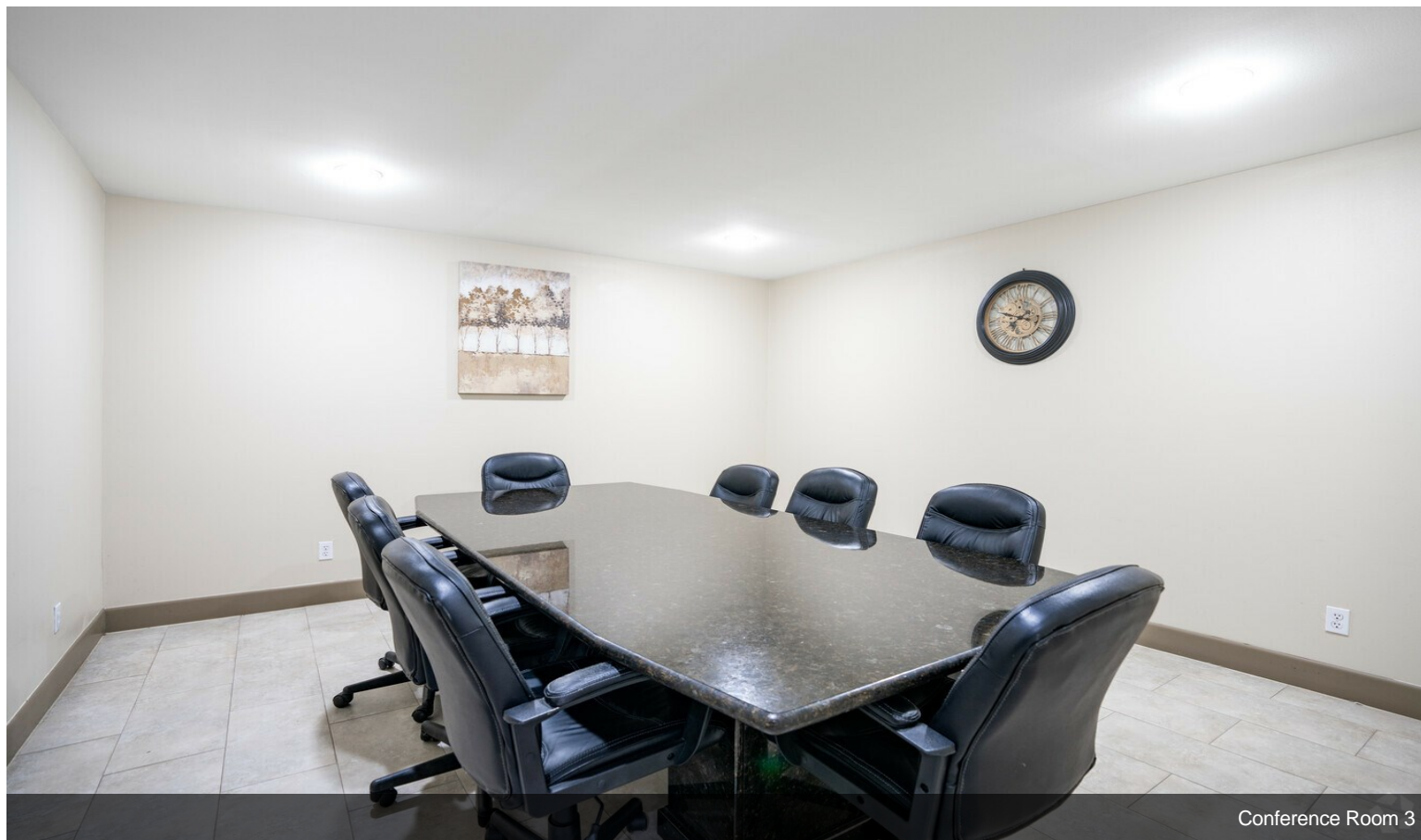


Restroom 1

Property Photos

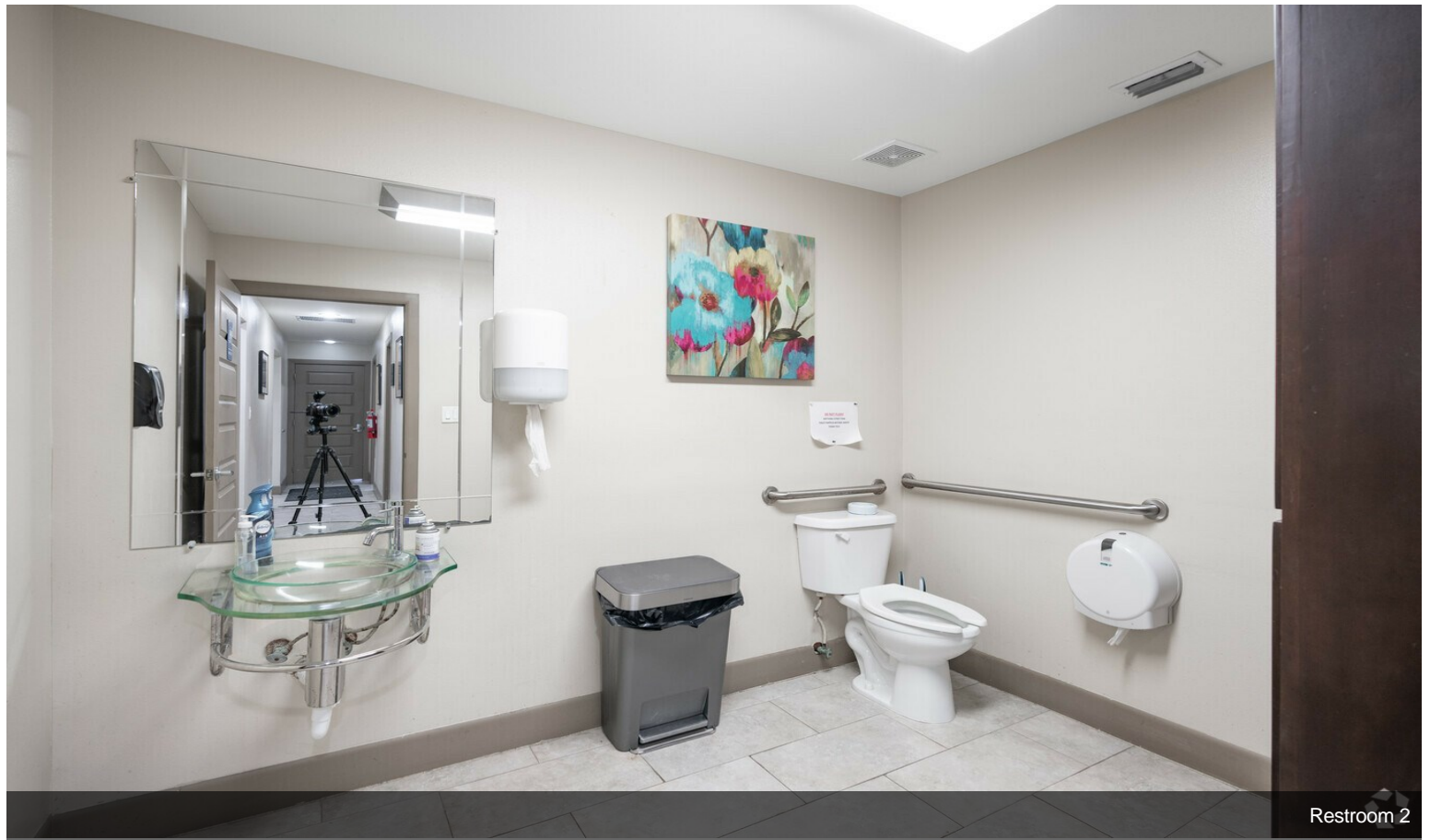


Office 1

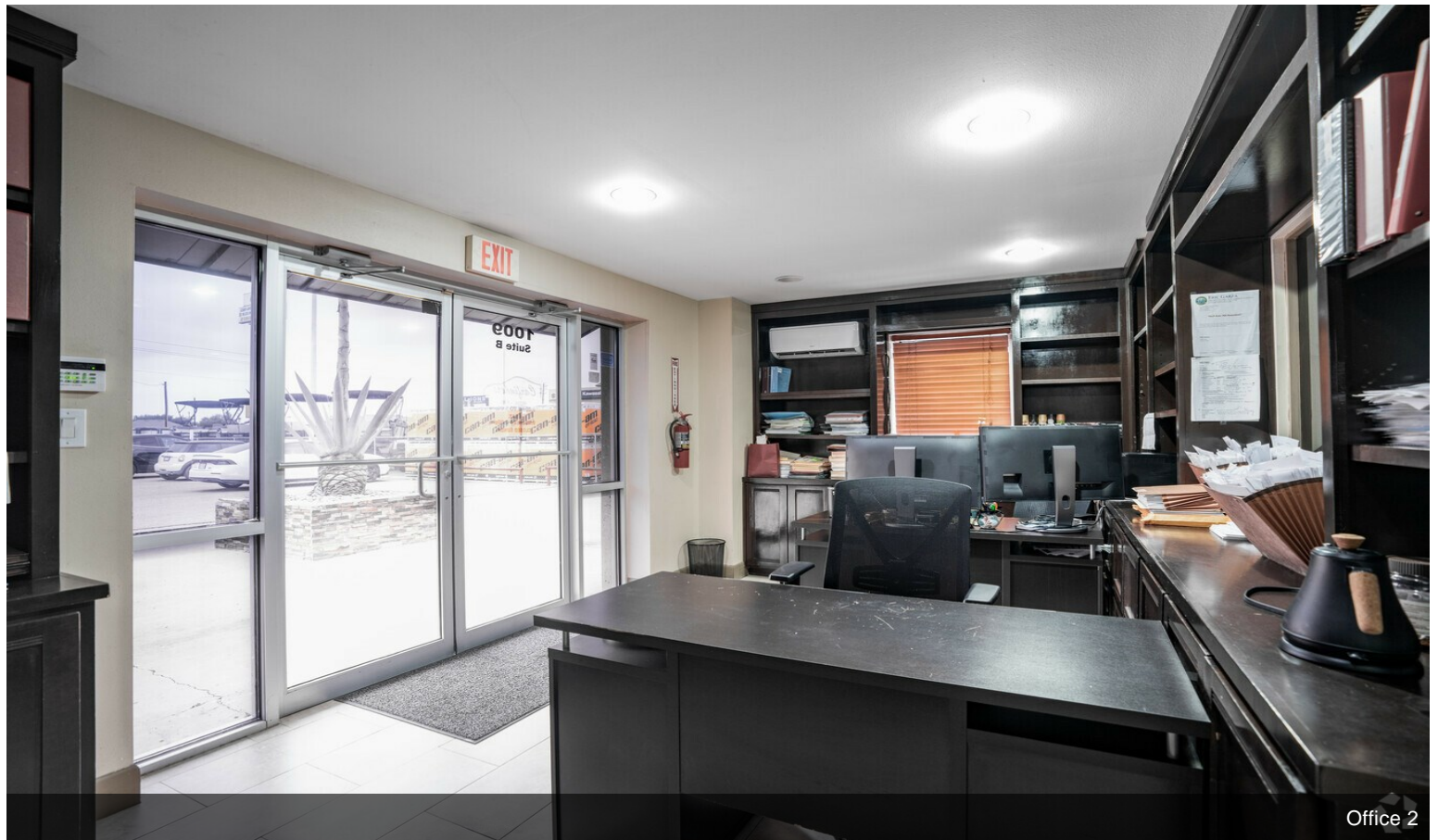


Conference Room 3

Property Photos

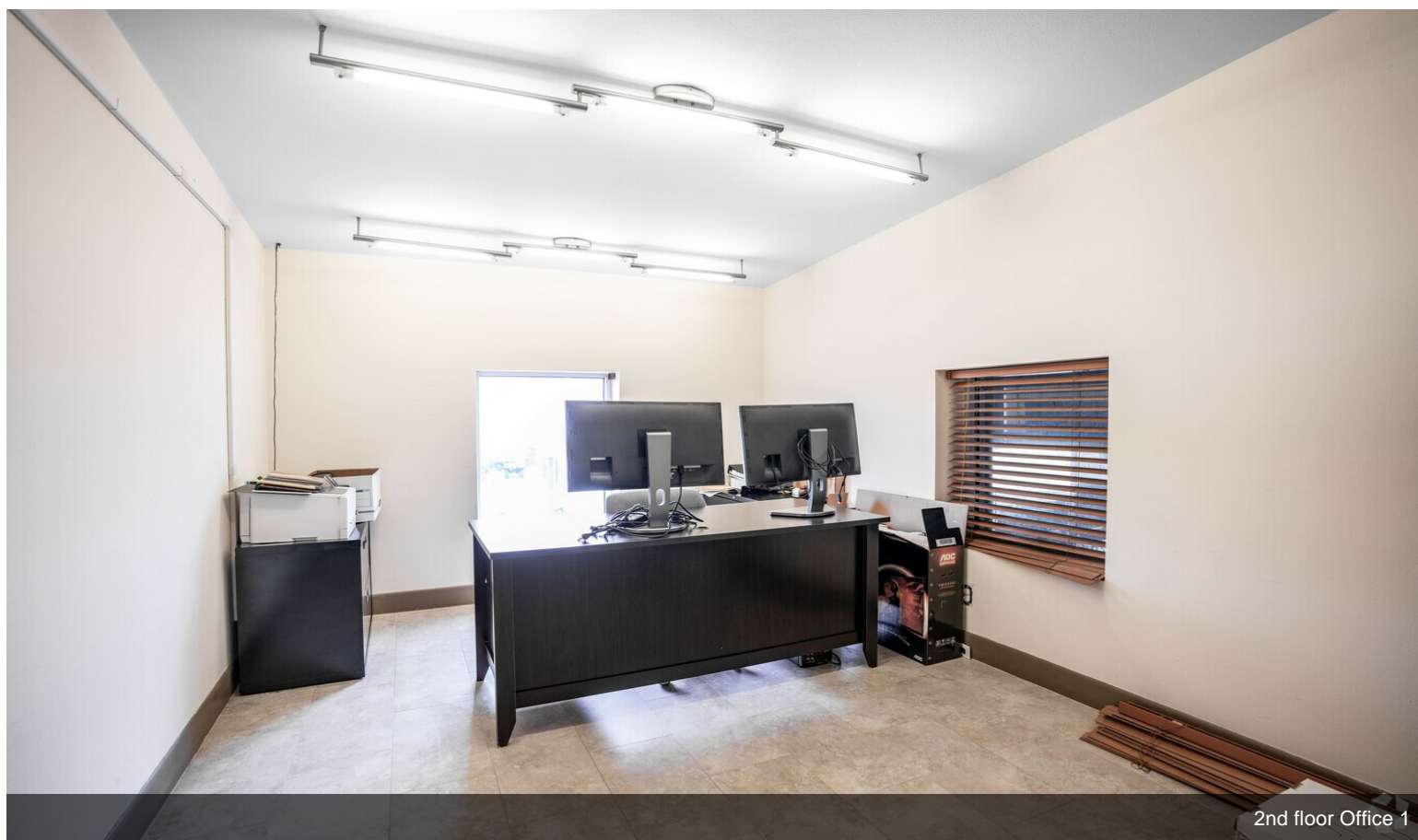
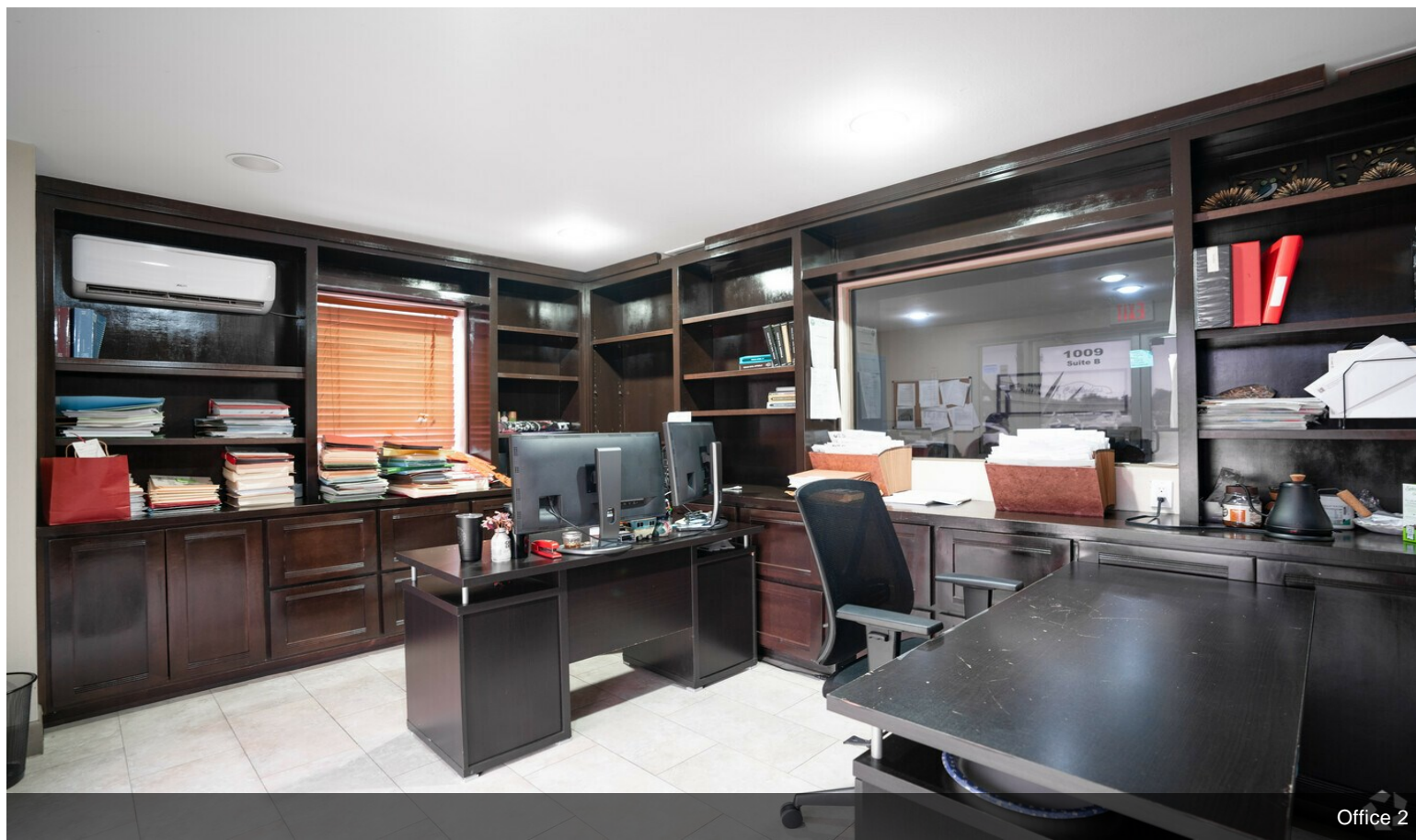


Restroom 2

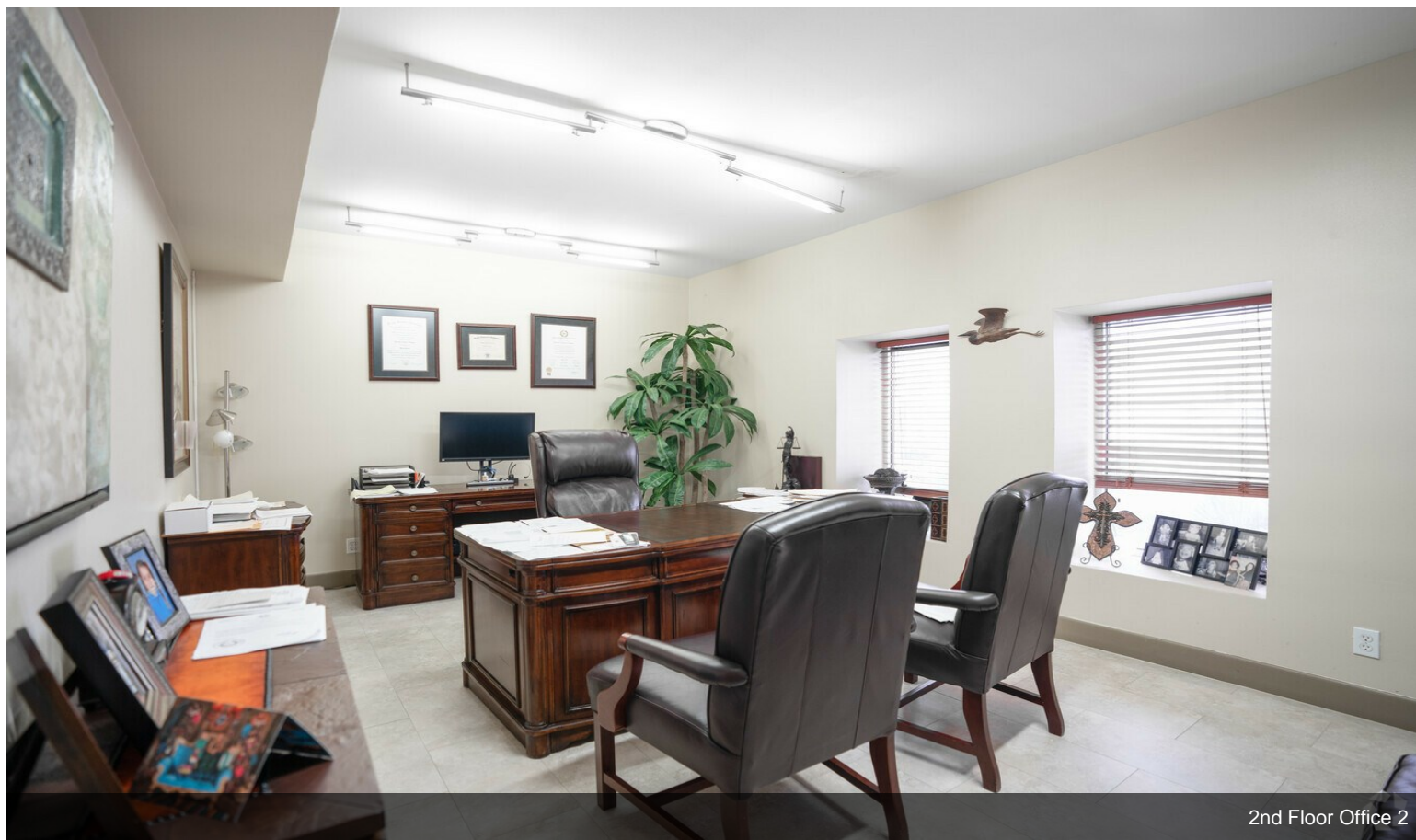


Office 2

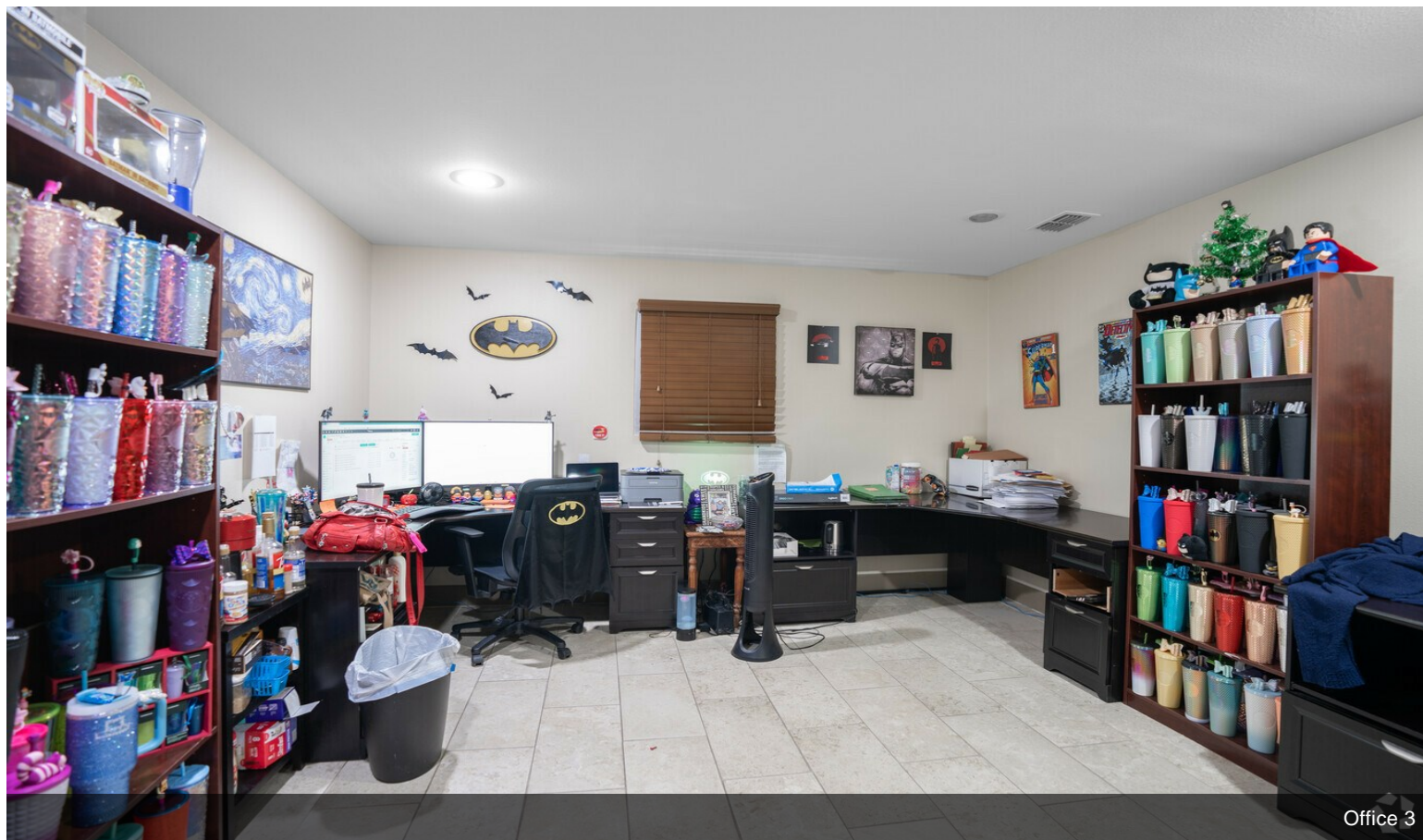
Property Photos



Property Photos



2nd Floor Office 2

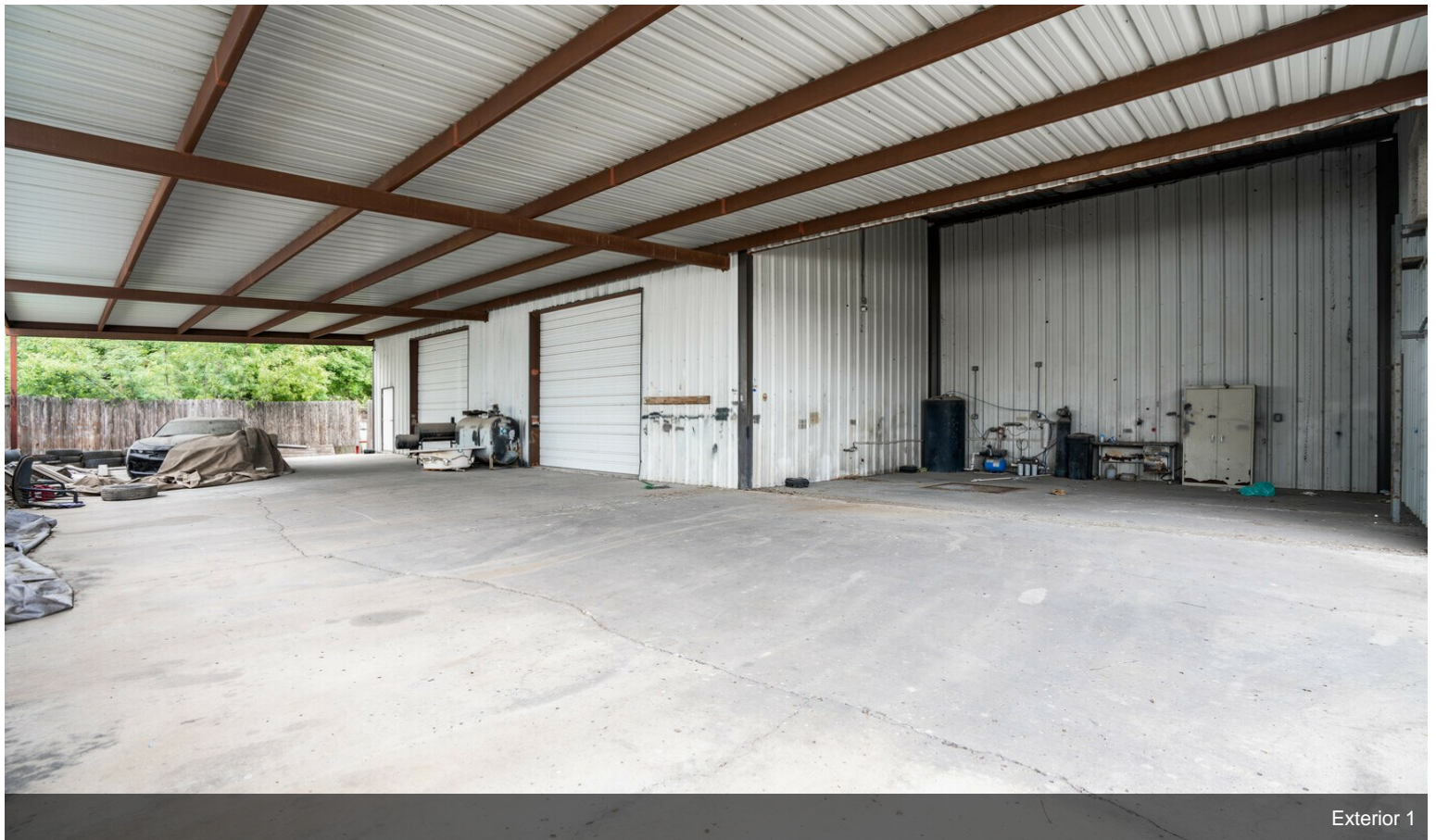


Office 3

Property Photos



Warehouse

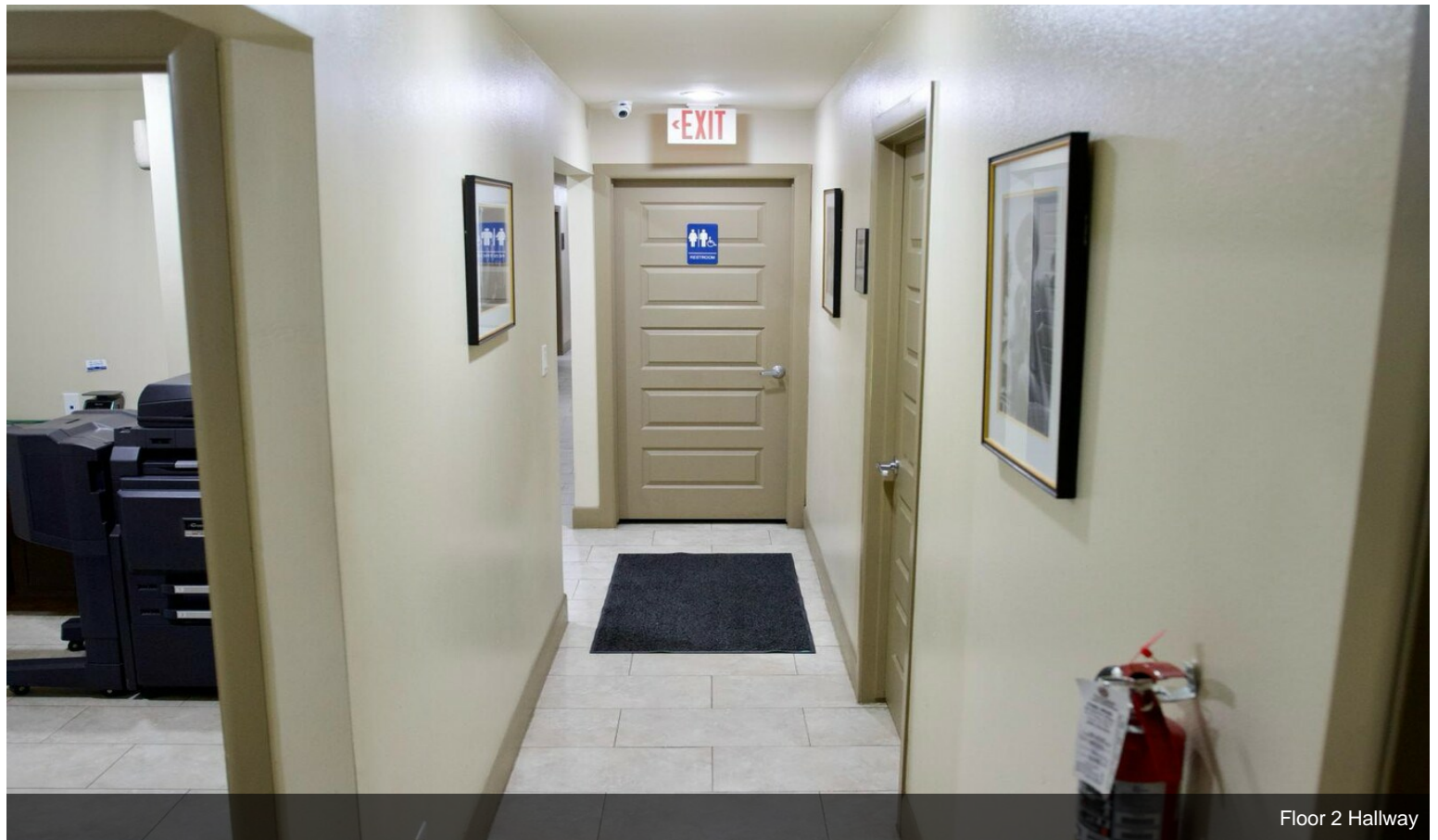


Exterior 1

Property Photos



Common Area



Floor 2 Hallway

Property Photos



Kitchenette