



119 S Commerce St, Dilley, TX 78017

**\$399,900**

**A&A Auto Parts + A&A Ballroom**

Turn-Key Auto Parts Store + Ballroom + Duplex



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Listing Added: 05/22/2024

Listing Updated: Today

Details

Asking Price	\$399,900	Property Type	Business for Sale, Industrial, Mixed Use, Retail
Subtype	Business and Building, Storefront, Warehouse	Investment Type	Owner/User
Class	C	Square Footage	8,880
Price/Sq Ft	\$45.03	Units	2
Buildings	3	Stories	1
Lot Size (acres)	0.27	Broker Co-Op	Yes

Marketing Description

Excellent Opportunity to purchase a Retail Store & Warehouse, plus additional Ballroom and Duplex that can all be used for your business or rented for extra income! Buildings & Real Property are included in the sale; ALL Fixtures and ALL Inventory are available for sale if desired!

Conveniently located in Dilley, TX, on the same block as the Dilley Police Station and just one mile off Interstate 35, this property offers prime visibility, accessibility, and security. The Retail building & Ball Room are both Metal Structures, each with their own electrical meter and HVAC system. The Duplex is directly behind the retail building, each is a one bedroom one bath with full kitchen & living area + washer/dryer hookups, HVAC and separate electrical meters; along with dedicated parking in the rear for each unit.

The warehouse area attached to retail area has an overhead door located on the side, making it convenient for deliveries and receiving. The Ballroom has a large covered area in the rear for deliveries.

The Ballroom and duplex are currently leased, providing immediate income upon purchase, if desired. The .27-acre corner lot includes ample street parking off Commerce and Hugo, as well as public parking across the street.

Owners are heir of estate and motivated. This is a great opportunity to own .27 acres with several buildings that can be adapted for many different uses. Call the listing agent to set up a private showing.

## Investment Highlights

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This opportunity to purchase multiple income producing properties in Dilley, TX. The additional buildings and land, presents a compelling investment. Below are the key features of the property and its potential benefits:

### Key Features:

#### 1. Retail Store & Warehouse

- Metal Building
- HVAC System: Installed in the retail area for climate control.
- Warehouse: Located directly behind the retail space, includes an overhead door for easy delivery and receiving.

#### 2. Additional Buildings:

- Ballroom: Currently leased \$1,500 per month - includes a Bar
- Duplex: Each unit is a one-bedroom one bath with Living and Kitchen areas - washer/dryer hookups

#### 3. Land and Location:

- Lot Size: .27 acres, ample street parking and public parking across the street
- Prime Location: Conveniently located in Dilley, TX, just one mile off Interstate 35, providing easy access and visibility.

#### 4. Included in Sale:

- Buildings and Real Property: Full ownership of the structures and land.
- All Fixtures and Inventory: If wanted, can be added to the sale for an additional cost

### Potential Benefits:

- Immediate Income: The current lease on the Ballroom and Duplexes can provide immediate rental income.
- Versatility: While the property is currently set up for an auto parts business, the structures can be adapted for various other uses, providing flexibility for the buyer.

### Considerations:

- Investment in Existing Business: If continuing the auto parts business, you will benefit from an established customer base and operational setup.
- Alternative Uses: The property can be reconfigured for different business types, with the option to remove the inventory and fixtures if not needed.

Next Steps: Contact the listing agent to schedule a visit and explore the property in detail.

Due Diligence: Conduct a thorough inspection and review any lease agreements and property records.

This property offers a versatile and potentially profitable investment opportunity in a well-located area with existing income streams and room for growth.







