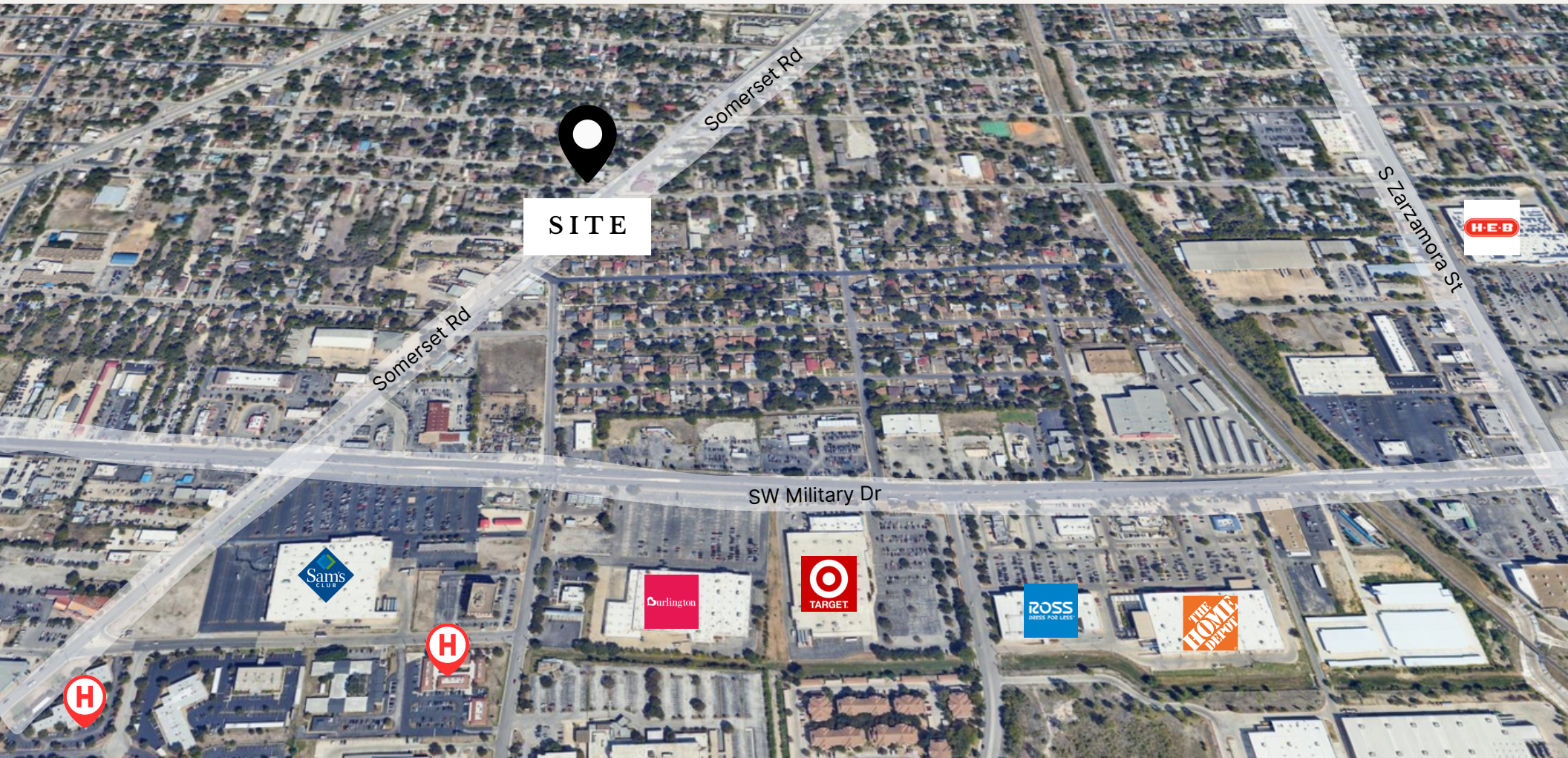


1445 Somerset Rd #4

SECOND-GEN DENTAL OFFICE FOR SALE



PRACTICE
REAL ESTATE



SALE	1445 SOMERSET RD #4 // SAN ANTONIO, TX // 78211	
	SECOND-GEN DENTAL OFFICE	Rusty Hutson RHutson@PracticeRealEstateGroup.com 512/547.7089

1445 Somerset Rd #4

SECOND-GEN DENTAL OFFICE FOR SALE



PRACTICE
REAL ESTATE



1,500 SF | RETAIL | FOR SALE

Amazing opportunity to secure a move-in ready, second generation retail space in a dense residential San Antonio community with limited medical space available on the market.

EXECUTIVE SUMMARY

- 1,500 SF second-generation dental office in operation for over 50 years with charming curb appeal
- Recently remodeled and move-in ready
- Three fully equipped operatories with a fourth plumbed
- Space includes a large private office for the doctor
- All equipment included
- Current practice maintains good new patient flow without any marketing budget
- Unbeatable “Plug and Play” opportunity: the cost to lease a space and build it out is equitable to buying this whole office.

1445 Somerset Rd #4

SECOND-GEN DENTAL OFFICE FOR SALE



PRACTICE
REAL ESTATE



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PRACTICE
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1445 Somerset Rd #4

SECOND-GEN DENTAL OFFICE FOR SALE



PRACTICE
REAL ESTATE



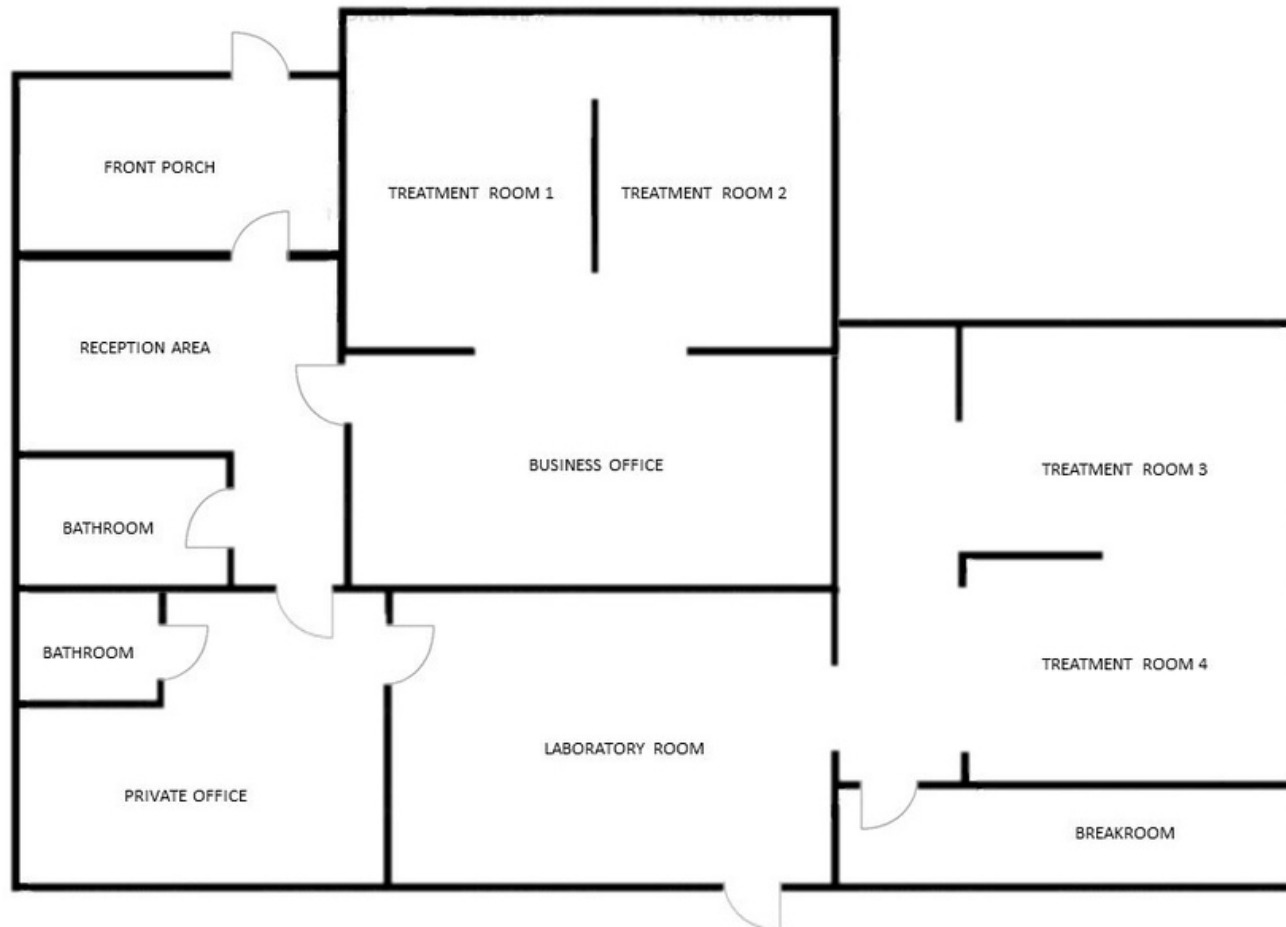
1445 Somerset Rd #4

SECOND-GEN DENTAL OFFICE FOR SALE



PRACTICE
REAL ESTATE

FLOOR PLAN



1445 Somerset Rd #4
Austin, TX 78723

For more information, contact

Rusty Hutson

RHutson@PracticeRealEstateGroup.com

M 512/547.7089



Information About Brokerage Services

Texas law requires all real estate license holders 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 interest 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 say 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 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 interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND 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.

Thomas Allen	576767	TAllen@PracticeRealEstateGroup.com	713/299.4602
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Rusty Hutson		RHutson@PracticeRealEstateGroup.com	512/547.7089
Sales Agent/Associate's Name	License No.	Email	Phone

PRACTICE REAL ESTATE GROUP
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Buyer/Tenant/Seller/Landlord
Initials

Date

Regulated by the Texas Real Estate
Commission

Information available at
www.trec.texas.gov