



AAAMAN EUMOIODO IDEL ED LOOI 4-DSS3-4393-W485-W9B88W IS 1028



COMMERCIAL PROPERTY CONDITION STATEMENT

USE OF THIS FORM BY PERSONS WHO ARE NOT MEMBERS OF THE TEXAS ASSOCIATION OF REALTORS®, INC. IS NOT AUTHORIZED

	©Texas Association of REALTORS®, Inc. 2022		
CONC	CERNING THE PROPERTY AT: 19575 K Street, Somerset, TX. 78069	<u> </u>	
THIS I PROP WARF SELLE	IS A DISCLOSURE OF THE SELLER'S OR LANDLORD'S KNOWLEDGE OF THE COPERTY AS OF THE DATE SIGNED. IT IS NOT A SUBSTITUTE FOR ANY IRANTIES A BUYER OR TENANT MAY WISH TO OBTAIN. IT IS NOT A WARRANTY ER, SELLER'S AGENTS, LANDLORD, LANDLORD'S AGENTS OR ANY OTHER ACTUAL DISCREPS SUBLESSORS.	NSPECTI OF ANY	ONS OF
PART	I - Complete if Property is Improved or Unimproved		
Are yo	ou (Seller or Landlord) aware of:	<u>Aware</u>	Not <u>Aware</u>
(1)	any of the following environmental conditions on or affecting the Property:		
	(a) radon gas?		
	(b) asbestos components: (i) friable components?		
	(c) urea-formaldehyde insulation?		
	(d) endangered species or their habitat?		
	(e) wetlands?		
	(f) underground storage tanks?		
	(g) leaks in any storage tanks (underground or above-ground)?		
	(h) lead-based paint?		
	(i) hazardous materials or toxic waste?		
	(j) open or closed landfills on or under the surface of the Property?		
	(k) external conditions materially and adversely affecting the Property such as nearby landfills, smelting plants, burners, storage facilities of toxic or hazardous materials, refiners, utility transmission lines, mills, feed lots, and the like?		
	(I) any activity relating to drilling or excavation sites for oil, gas, or other minerals?		
(2)	previous environmental contamination that was on or that materially and adversely affected the Property, including but not limited to previous environmental conditions listed in Paragraph 1(a)-(l)?		
(3)	any improper drainage onto or away from the Property?		
(4)	any fault line at or near the Property that materially and adversely affects the Property?	·[]	
(5)	air space restrictions or easements on or affecting the Property?		
(6)	unrecorded or unplatted agreements for easements, utilities, or access on or to the Property?		

Initialed by Seller or Landlord:

and Buyer or Tenant:

Page 1 of 5

(TXR-1408) 07-08-22

Commercial Property Condition Statement concerning 19575 K Street, Somerset, TX. 78069

		<u>Aware</u>	Not <u>Aware</u>
(7)	special districts in which the Property lies (for example, historical districts, development districts, extraterritorial jurisdictions, or others)?		
(8)	pending changes in zoning, restrictions, or in physical use of the Property? The current zoning of the Property is:		
(9)	your receipt of any notice concerning any likely condemnation, planned streets, highways, railroads, or developments that would materially and adversely affect the Property (including access or visibility)?		
(10)) lawsuits affecting title to or use or enjoyment of the Property?		
) your receipt of any written notices of violations of zoning, deed restrictions, or government regulations from EPA, OSHA, TCEQ, or other government agencies?		
(12)	common areas or facilities affiliated with the Property co-owned with others?		
(13)	an owners' or tenants' association or maintenance fee or assessment affecting the Property?		
	Amount of fee or assessment: \$ per		
(4.4)			
	subsurface structures, hydraulic lifts, or pits on the Property?		
	intermittent or wet weather springs that affect the Property?		
	any material defect in any irrigation system, fences, or signs on the Property?		
(17)	conditions on or affecting the Property that materially affect the health or safety of an ordinary individual?		
(18)	any of the following rights vested in others:		
	(a) outstanding mineral rights?		
	(b) timber rights?		
	(c) water rights?		
	(d) other rights?		
(19)	any personal property or equipment or similar items subject to financing, liens, or lease(s)?		
you a	re aware of any of the conditions listed above, explain. (Attach additional information	if needed.)
XR-140	0807-08-22 Initialed by Seller or Landlord: and Buyer or Tenant:,		Page 2 of 5
	and Dayor of Formatti.		-30 <u>-</u> 0. 0

Commercial Property Condition Statement concerning 19575 K Street, Someraet, TX.

DADT 2 Commission of December 12 Commission	
PART 2 - Complete if Property is Improved or Unimproved	
Are you (Seller or Landlord) aware of any of the following conditions*:	Not
(1) Present flood insurance coverage?	
(2) Previous flooding due to a failure or breach of a reservoir or a controlled or emergency	
release of water from a reservoir?	
(3) Previous flooding due to a natural flood event?)	
(4) Previous water penetration into a structure on the Property due to a natural flood event? []	
(5) Located [] wholly [] partly in a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE, AO, AH, VE, or AR)?	
(6) Located [] wholly [] partly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded))?	
(7) Located [] wholly [] partly in a floodway?	
(8) Located [] wholly [] partly in a flood pool?	
(9) Located [] wholly [] partly in a reservoir?	
If the answer to any of the above is "aware," explain: (attach additional sheets as necessary)	
*If Buyer or Tenant is concerned about these matters, Buyer or Tenant may consult Information Flood Hazards (TXR 1414)	ation Abou
For purposes of this notice:	
"100-year floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a special flood hazard designated as Zone A, V, A99, AE, AO, AH, VE, or AR on the map; (B) has a one percent annual chance of flooding, which is be a high risk of flooding; and (C) may include a regulatory floodway, flood pool, or reservoir.	area, which is considered to
"500-year floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a moderate flood haza is designated on the map as Zone X (shaded); and (B) has a two-tenths of one percent annual chance of flooding, which is conmoderate risk of flooding.	rd area, which sidered to be c
"Flood pool" means the area adjacent to a reservoir that lies above the normal maximum operating level of the reservoir and to controlled inundation under the management of the United States Army Corps of Engineers.	that is subject
"Flood insurance rate map" means the most recent flood hazard map published by the Federal Emergency Management Age National Flood Insurance Act of 1968 (42 U.S.C. Section 4001 et seq.).	ency under the
"Floodway" means an area that is identified on the flood insurance rate map as a regulatory floodway, which includes the cha or other watercourse and the adjacent land areas that must be reserved for the discharge of a base flood, also referred to as a without cumulatively increasing the water surface elevation more than a designated height.	nnel of a river 100-year flood,
"Reservoir" means a water impoundment project operated by the United States Army Corps of Engineers that is intended to r delay the runoff of water in a designated surface area of land.	etain water or
(10) Have you (Seller or Landlord) ever filed a claim for flood damage to the Property with any provider, including the National Flood Insurance Program (NFIP)? [] yes If yes, explain: (attach additional sheets as necessary)	insurance
(11) Have you (Seller or Landlord) ever received assistance from FEMA or the U.S. Smal Administration (SBA) for flood damage to the Property?	Business
	8
(TXR-1408) 07-08-22 Initialed by Seller or Landlord: and Buyer or Tenant: ,	Page 3 of 5

Commercial Property Condition Statement concerning 19575 K Street, Somerset, TX. 78069

PART 3 - Complete only if Property is Improved

A. Are you (Seller or Landlord) aware of any material defects in any of the following on the Property?

(a) foundation systems (slabs, columns, trusses, bracing, crawl spaces, piers, beams, footings, retaining walls, basement, grading)?	(1)	Structural Items:	<u>Aware</u>	Not <u>Aware</u>	Not <u>Appl.</u>
(c) fireplaces and chimneys? (d) roof, roof structure, or attic (covering, flashing, skylights, insulation, roof penetrations, ventilation, gutters and downspouts, decking)? (e) windows, doors, plate glass, or canopies (2) Plumbing Systems: (a) water heaters or water softeners? (b) supply or drain lines? (c) faucets, fixtures, or commodes? (d) private sewage systems? (e) pools or spas and equipment? (f) fire sprinkler systems? (g) landscape sprinkler system? (h) water coolers? (i) private water wells? (j) pumps or sump pumps? (k) gas lines? (3) HVAC Systems: any cooling, heating, or ventilation systems? (4) Electrical Systems: service drops, wiring, connections, conductors, plugs, grounds, power, polarity, switches, light fixtures, or junction boxes? (b) fire detection systems? (c) Other Systems or Items: (a) security or fire detection systems? (b) porches or decks? (c) loading doors or docks? (d) garage doors and door operators? (e) loading doors or docks? (f) rails or overhead cranes? (g) elevators or escalators? (h) parking areas, drives, steps, walkways? (i) appliances or built-in kitchen equipment? (If you are aware of material defects in any of the items listed under Paragraph A, explain. (Altractical Canada and contents and				<u>[</u>]	
(c) fireplaces and chimneys? (d) roof, roof structure, or attic (covering, flashing, skylights, insulation, roof penetrations, ventilation, gutters and downspouts, decking)? (e) windows, doors, plate glass, or canopies (2) Plumbing Systems: (a) water heaters or water softeners? (b) supply or drain lines? (c) faucets, fixtures, or commodes? (d) private sewage systems? (e) pools or spas and equipment? (f) fire sprinkler systems? (g) landscape sprinkler system? (h) water coolers? (i) private water wells? (j) pumps or sump pumps? (k) gas lines? (3) HVAC Systems: any cooling, heating, or ventilation systems? (4) Electrical Systems: service drops, wiring, connections, conductors, plugs, grounds, power, polarity, switches, light fixtures, or junction boxes? (b) fire detection systems? (c) loading doors or docks? (d) garage doors and door operators? (e) loading doors or docks? (f) rails or overhead cranes? (g) elevators or escalators? (h) parking areas, drives, steps, walkways? (li) appliances or built-in kitchen equipment? If you are aware of material defects in any of the items listed under Paragraph A, explain. (Altfaction in the content of the step is the sum of the items listed under Paragraph A, explain. (Altfaction in the content of the sum of the items listed under Paragraph A, explain. (Altfaction in the content of the sum of the items listed under Paragraph A, explain. (Altfaction in the content of the sum of the items listed under Paragraph A, explain. (Altfaction in the content of the sum of the items listed under Paragraph A, explain. (Altfaction in the content of the sum of the items listed under Paragraph A, explain. (Altfaction in the content of the sum of the items listed under Paragraph A, explain. (Altfaction in the content of the sum of the items listed under Paragraph A, explain. (Altfaction in the content of the sum of the items listed under Paragraph A, explain.		(b) exterior walls?			
roof penetrations, ventilation, gutters and downspouts, decking)?		(c) fireplaces and chimneys?			. /
(2) Plumbing Systems: (a) water heaters or water softeners?					
(2) Plumbing Systems: (a) water heaters or water softeners?		(e) windows, doors, plate glass, or canopies			
(b) supply or drain lines? (c) faucets, fixtures, or commodes? (d) private sewage systems? (e) pools or spas and equipment? (f) fire sprinkler systems? (g) landscape sprinkler system? (h) water coolers? (i) private water wells? (j) pumps or sump pumps? (k) gas lines? (3) HVAC Systems: any cooling, heating, or ventilation systems? (4) Electrical Systems: service drops, wiring, connections, conductors, plugs, grounds, power, polarity, switches, light fixtures, or junction boxes? (5) Other Systems or Items: (a) security or fire detection systems? (b) fire detection systems? (c) loading doors or docks? (d) garage doors and door operators? (e) loading doors or docks? (f) rails or overhead cranes? (g) elevators or escalators? (h) parking areas, drives, steps, walkways? (i) appliances or built-in kitchen equipment? If you are aware of material defects in any of the items listed under Paragraph A, explain. (Attack)	(2)	Plumbing Systems:			
(c) faucets, fixtures, or commodes? (d) private sewage systems? (e) pools or spas and equipment? (f) fire sprinkler systems? (g) landscape sprinkler system? (h) water coolers? (i) private water wells? (j) pumps or sump pumps? (k) gas lines? (3) HVAC Systems: any cooling, heating, or ventilation systems? (4) Electrical Systems: service drops, wiring, connections, conductors, plugs, grounds, power, polarity, switches, light fixtures, or junction boxes? (5) Other Systems or Items: (a) security or fire detection systems? (b) fire detection systems? (c) porches or decks? (d) garage doors and door operators? (e) loading doors or docks? (f) rails or overhead cranes? (g) elevators or escalators? (h) parking areas, drives, steps, walkways? (i) appliances or built-in kitchen equipment? If you are aware of material defects in any of the items listed under Paragraph A, explain. (Attack)		(a) water heaters or water softeners?	[]	[]	f 1
(c) faucets, fixtures, or commodes? (d) private sewage systems? (e) pools or spas and equipment? (f) fire sprinkler systems? (g) landscape sprinkler system? (h) water coolers? (i) private water wells? (j) pumps or sump pumps? (k) gas lines? (3) HVAC Systems: any cooling, heating, or ventilation systems? (4) Electrical Systems: service drops, wiring, connections, conductors, plugs, grounds, power, polarity, switches, light fixtures, or junction boxes? (5) Other Systems or Items: (a) security or fire detection systems? (b) fire detection systems? (c) porches or decks? (d) garage doors and door operators? (e) loading doors or docks? (f) rails or overhead cranes? (g) elevators or escalators? (h) parking areas, drives, steps, walkways? (i) appliances or built-in kitchen equipment? If you are aware of material defects in any of the items listed under Paragraph A, explain. (Attack)		(b) supply or drain lines?			
(d) private sewage systems? (e) pools or spas and equipment? (f) fire sprinkler systems? (g) landscape sprinkler system? (h) water coolers? (i) private water wells? (j) pumps or sump pumps? (k) gas lines? (3) HVAC Systems: any cooling, heating, or ventilation systems? (4) Electrical Systems: service drops, wiring, connections, conductors, plugs, grounds, power, polarity, switches, light fixtures, or junction boxes? (5) Other Systems or Items: (a) security or fire detection systems? (b) fire detection systems? (c) porches or decks? (d) garage doors and door operators? (e) loading doors or docks? (f) rails or overhead cranes? (g) elevators or escalators? (h) parking areas, drives, steps, walkways? (i) appliances or built-in kitchen equipment? If you are aware of material defects in any of the items listed under Paragraph A, explain. (Attack)		(c) faucets, fixtures, or commodes?	[]		
(e) pools or spas and equipment?		(d) private sewage systems?			
(f) fire sprinkler systems? (g) landscape sprinkler system? (h) water coolers? (i) private water wells? (j) pumps or sump pumps? (k) gas lines? (3) HVAC Systems: any cooling, heating, or ventilation systems? (4) Electrical Systems: service drops, wiring, connections, conductors, plugs, grounds, power, polarity, switches, light fixtures, or junction boxes? (5) Other Systems or Items: (a) security or fire detection systems? (b) fire detection systems? (c) porches or decks? (d) garage doors and door operators? (e) loading doors or docks? (f) rails or overhead cranes? (g) elevators or escalators? (h) parking areas, drives, steps, walkways? (i) appliances or built-in kitchen equipment? If you are aware of material defects in any of the items listed under Paragraph A, explain. (Attack)				[]	
(h) water coolers? (i) private water wells? (j) pumps or sump pumps? (k) gas lines? (3) HVAC Systems: any cooling, heating, or ventilation systems? (4) Electrical Systems: service drops, wiring, connections, conductors, plugs, grounds, power, polarity, switches, light fixtures, or junction boxes? (5) Other Systems or Items: (a) security or fire detection systems? (b) fire detection systems? (b) porches or decks? (d) garage doors and door operators? (e) loading doors or docks? (f) rails or overhead cranes? (g) elevators or escalators? (h) parking areas, drives, steps, walkways? (i) appliances or built-in kitchen equipment? If you are aware of material defects in any of the items listed under Paragraph A, explain. (Attact					
(i) private water wells? (j) pumps or sump pumps? (k) gas lines? (3) HVAC Systems: any cooling, heating, or ventilation systems? (4) Electrical Systems: service drops, wiring, connections, conductors, plugs, grounds, power, polarity, switches, light fixtures, or junction boxes? (5) Other Systems or Items: (a) security or fire detection systems? (b) fire detection systems? (c) porches or decks? (d) garage doors and door operators? (e) loading doors or docks? (f) rails or overhead cranes? (g) elevators or escalators? (h) parking areas, drives, steps, walkways? (i) appliances or built-in kitchen equipment? If you are aware of material defects in any of the items listed under Paragraph A, explain. (Attact		(g) landscape sprinkler system?		[]	
(i) private water wells? (j) pumps or sump pumps? (k) gas lines? (3) HVAC Systems: any cooling, heating, or ventilation systems? (4) Electrical Systems: service drops, wiring, connections, conductors, plugs, grounds, power, polarity, switches, light fixtures, or junction boxes? (5) Other Systems or Items: (a) security or fire detection systems? (b) fire detection systems? (c) porches or decks? (d) garage doors and door operators? (e) loading doors or docks? (f) rails or overhead cranes? (g) elevators or escalators? (h) parking areas, drives, steps, walkways? (i) appliances or built-in kitchen equipment? If you are aware of material defects in any of the items listed under Paragraph A, explain. (Attact		(h) water coolers?			1 +
(i) pumps or sump pumps? (k) gas lines? (3) HVAC Systems: any cooling, heating, or ventilation systems? (4) Electrical Systems: service drops, wiring, connections, conductors, plugs, grounds, power, polarity, switches, light fixtures, or junction boxes? (5) Other Systems or Items: (a) security or fire detection systems? (b) fire detection systems? (b) porches or decks? (d) garage doors and door operators? (e) loading doors or docks? (f) rails or overhead cranes? (g) elevators or escalators? (h) parking areas, drives, steps, walkways? (i) appliances or built-in kitchen equipment? If you are aware of material defects in any of the items listed under Paragraph A, explain. (Attact					
(k) gas lines? (3) HVAC Systems: any cooling, heating, or ventilation systems? (4) Electrical Systems: service drops, wiring, connections, conductors, plugs, grounds, power, polarity, switches, light fixtures, or junction boxes? (5) Other Systems or Items: (a) security or fire detection systems? (b) fire detection systems? (c) porches or decks? (d) garage doors and door operators? (e) loading doors or docks? (f) rails or overhead cranes? (g) elevators or escalators? (h) parking areas, drives, steps, walkways? (i) appliances or built-in kitchen equipment? If you are aware of material defects in any of the items listed under Paragraph A, explain. (Attact				-	11
(3) HVAC Systems: any cooling, heating, or ventilation systems?			_	[]	
(4) Electrical Systems: service drops, wiring, connections, conductors, plugs, grounds, power, polarity, switches, light fixtures, or junction boxes?	(3)				
(5) Other Systems or Items: (a) security or fire detection systems? (b) fire detection systems? (b) porches or decks? (d) garage doors and door operators? (e) loading doors or docks? (f) rails or overhead cranes? (g) elevators or escalators? (h) parking areas, drives, steps, walkways? (i) appliances or built-in kitchen equipment? If you are aware of material defects in any of the items listed under Paragraph A, explain. (Attachen equipment)		Electrical Systems: service drops, wiring, connections, conductors, plugs,			
(a) security or fire detection systems? (b) fire detection systems? (b) porches or decks? (d) garage doors and door operators? (e) loading doors or docks? (f) rails or overhead cranes? (g) elevators or escalators? (h) parking areas, drives, steps, walkways? (i) appliances or built-in kitchen equipment? If you are aware of material defects in any of the items listed under Paragraph A, explain. (Attached)	(5)	Other Systems or Items:			
(b) fire detection systems? (b) porches or decks?	. ,		F 1	1 1	1 1
(b) porches or decks?		· ·	·		ر ک
(d) garage doors and door operators? (e) loading doors or docks? (f) rails or overhead cranes? (g) elevators or escalators? (h) parking areas, drives, steps, walkways? (i) appliances or built-in kitchen equipment? If you are aware of material defects in any of the items listed under Paragraph A, explain. (Attack		· ·	1 1	[]	
(e) loading doors or docks? (f) rails or overhead cranes? (g) elevators or escalators? (h) parking areas, drives, steps, walkways? (i) appliances or built-in kitchen equipment? If you are aware of material defects in any of the items listed under Paragraph A, explain. (Attack					
(f) rails or overhead cranes?					
(g) elevators or escalators?					
(h) parking areas, drives, steps, walkways?					
(i) appliances or built-in kitchen equipment?					
If you are aware of material defects in any of the items listed under Paragraph A, explain. (Attack			-		
-08		are aware of material defects in any of the items listed under Pa	aragraph		(Attach

Fax: 2104934669

Commercial Property Condition Statement concerning 19575 K Street, Somerset, TX. 78069 Not B. Are you (Seller or Landlord) aware of: <u>Aware</u> **Aware** (1) any of the following water or drainage conditions materially and adversely affecting the Property: (b) water penetration?..... (c) previous flooding or water drainage?..... (d) soil erosion or water ponding?..... (2) previous structural repair to the foundation systems on the Property?..... (3) settling or soil movement materially and adversely affecting the Property?..... (4) pest infestation from rodents, insects, or other organisms on the Property? [(6) mold to the extent that it materially and adversely affects the Property? [] (7) mold remediation certificate issued for the Property in the previous 5 years? [if aware, attach a copy of the mold remediation certificate. (10) modifications made to the Property without necessary permits or not in compliance (11) any part, system, or component in or on the Property not in compliance with the Americans with Disabilities Act or the Texas Architectural Barrier Statute? [] If you are aware of any conditions described under Paragraph B, explain. (Attach additional information, if needed.) The undersigned acknowledges receipt of the foregoing statement. Seller or Landlord: **Buyer or Tenant:** By: 7/19/2024 | 11:30 CDT By (signature): By (signature): Printed Name: Printed Name: Title: Title: By:

NOTICE TO BUYER OR TENANT: The broker representing Seller or Landlord, and the broker representing you advise you that this statement was completed by Seller or Landlord, as of the date signed. The brokers have relied on this statement as true and correct and have no reason to believe it to be false or inaccurate. YOU ARE ENCOURAGED TO HAVE AN INSPECTOR OF YOUR CHOICE INSPECT THE PROPERTY.

(TXR-1408) 07-08-22

By (signature):

Page 5 of 5

By (signature):

Printed Name: ____

Printed Name:

Fax: 2104934669

Agent Report supyright 202-วลก Anconio ซีอลเปลที่ เรื่อนไปเสรี **Values**

Addr: 19575 K Street

Status:

New Class: 2301 Grid:

78069

Commercial Improved Property 747B1 List Price: \$800,000

MLS#:

AdSf:

Zoning:

1794993

\$0

C

Area: Int.St./Dir: Somerset to K Street

Somerset Zin: City:

County: CAN#: 040530040031 Bexar

Avl. w/Lease: Yes Lease Only: Yes CB 4053 blk 4 lot 3 & p-201 pt of abandoned RR

Building Name: N/A

Buildings: # Stories: n # Rentals: 0 # Units: # Drive-In Doors: 0 Ceiling Height: 10

Office/Medical/Prof Bldg # Total Parking: 52 Type:

Income/Expense Gross Income: **Annual Tax:** Insurance:

Gas & Electric: Water/Sewer: Waste Removal: Maintenance:

Estimated SqFt Apartment: Retail:

Legal:

Office: Warehouse/Ind: Other: Net Leasable Area: Gross Building Area: Office Price/SqFt:

Other Price/SaFt:

Utility Suppliers

Gas: Electric: Garbage: Water: Sewer: Other:

Other Expense: **Net Operating Income:**

Base Taxes County: \$1,509 City: \$2,853

Financials Preferred Title Co.: Chicago Title Taxes

Source:

Existing Exmpt/Abatements: No

Lease or Sale, Cash, PrTerms:

Conventional

Lot Size:

0.59

Lot Dimensions:

School: \$4,626 Other: \$1,110 Total: \$10,098

gircr,LLC Owner: List Agent: Liza King, ABR, CRS, GRI, SRS List Office: Keller Williams Legacy

Ph to Show: 210-844-3292

SC/\$: 0 517757 LEGY00

Lockbox Type: Other

BC/\$: 3% (210) 844-3292

(210) 482-3200 Showing Contact: Agent

Agncy Rsv:

Bonus:

Owner LREA/LREB: No

AgentRmrks: Commercial building set up as Medical Office, ready to go. For Sale OR Lease. Call for details

Remarks: Prime Medical Facility in Somerset: An Opportunity to Make a Difference. Discover an exceptional opportunity to establish or expand your medical practice in the heart of Somerset, a rapidly growing community just 15 minutes south of downtown San Antonio. This one-story facility, formerly a medical practice, is fully equipped to meet the needs of both patients and medical professionals. Fully Equipped Medical Facility: Multiple patient exam rooms...Spacious waiting area...Dedicated nurse station...Fully... (text truncated for print)

Foundation: Heating: Air Conditioning:

Central, 3 Units Central, Three+ Central None

Flood Plain: Construction: Other Restrictions: None Docs Avail:

Composition Rail Service: Nο Accessible/Adaptive: No Loading Facilities: None Easements:

1/2-1 Acre, Level Lot Description: Other Structures: **\$OTHER_STRUCTURES**

Sell Points:

Amenities:

Sale Includes: Buildings, Land

Utilities:

Contingent Info: **Contract Date: Closing Date:** Sell Ofc:

Electricity, Gas, Water, Telephone, Sewer, Cable TV

Sale Trms: Sell Concess: -Selling Agent:

DOM/CDOM: 1/1

Sold Price: SQFT/Acre: Price per SQFT: Source SQFT Acre:

All measurements, taxes, age, financial & school data are approximate and provided by other sources. Buyer should independently verify same before relying thereon.***Copyright 2024 by SAN ANTONIO BOARD OF REALTORS***