

Harlandale Building

354 E SOUTHCROSS BLVD, SAN ANTONIO, TX 78214

FOR SALE

Mixed Use Property



PROPERTY DESCRIPTION

Introducing a prime investment opportunity in the heart of San Antonio! This charming 1940s building is approx. 15,500 SF and houses 15 versatile rental units, from general retail and office use, with a medical clinic as its' anchor tenant, and 11 residential units. Zoned C-3, this mixed-use property offers diverse development opportunities in a sought-after location. Don't miss your chance to make a mark in this vibrant retail landscape. *Buyers need to verify all measurements*

PROPERTY HIGHLIGHTS

- 15,500 SF building
- Corner Property
- Zoned C-3 for diverse development opportunities
- Prime location in San Antonio
- Traffic counts over 10k vehicles per day

OFFERING SUMMARY

Sale Price:	\$2,550,000
Number of Units:	15
Lot Size:	.64 AC / 28,009 SF
Building Size:	15,500 SF
NOI:	\$165000.00
Cap Rate:	6.4%

SPACE TYPE

OF SPACES

Residential Units	10
Medical Office	1
Retail Unit	1
Office Space	2
Live/Work Unit	1



Mark Haynie

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TX #644160

Each office independently owned and operated.

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Dollar General

Hash Vegan Eatery

Che's Chicken & Burgers

Tandem San Antonio

Mad Mack's Burger

Shop & Save

Lucky Seven Food Mart

Lupita's Cafe

Joe's Retail

McDonald's

La Que Birrieria

Sit & Sip with ME

H-E-B

Frost Bank

Lola's Boutique

Brevity Coffee Co.

T-Mobile

The Salvation Army

Bobbie's Southern Kitchen

Laguna Madre Seafood Company

Walmart Supercenter



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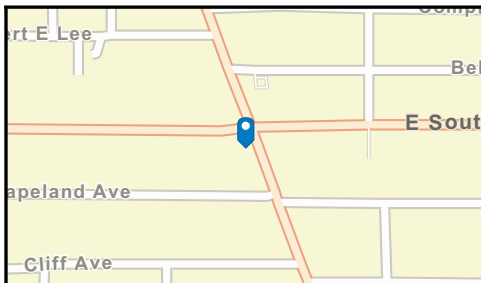
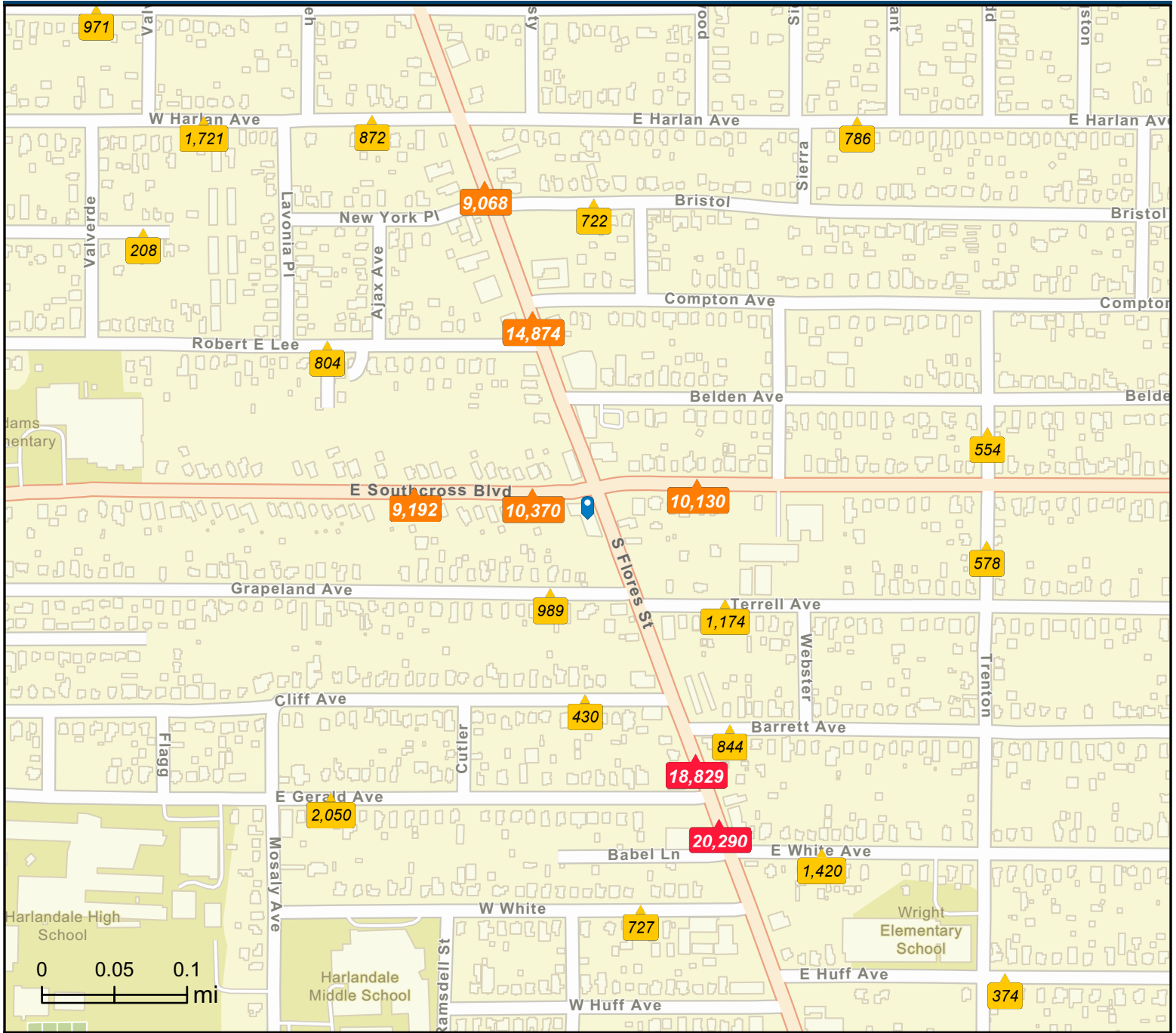
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Traffic Count Map - Close Up

354 E Southcross Blvd, San Antonio, Texas, 78214
 Ring bands: 0-1, 1-3, 3-5 mile radii

Prepared by Esri
 Latitude: 29.36846
 Longitude: -98.49614



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



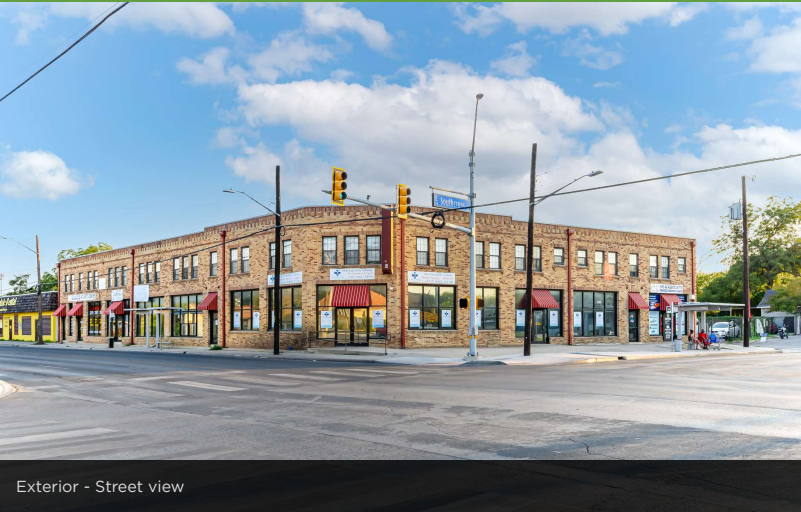
Source: ©2024 Kalibrate Technologies (Q2 2024).

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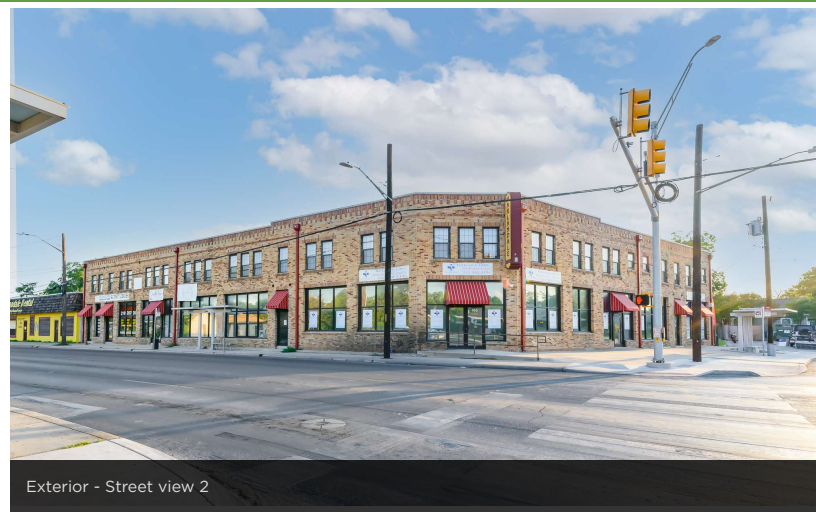
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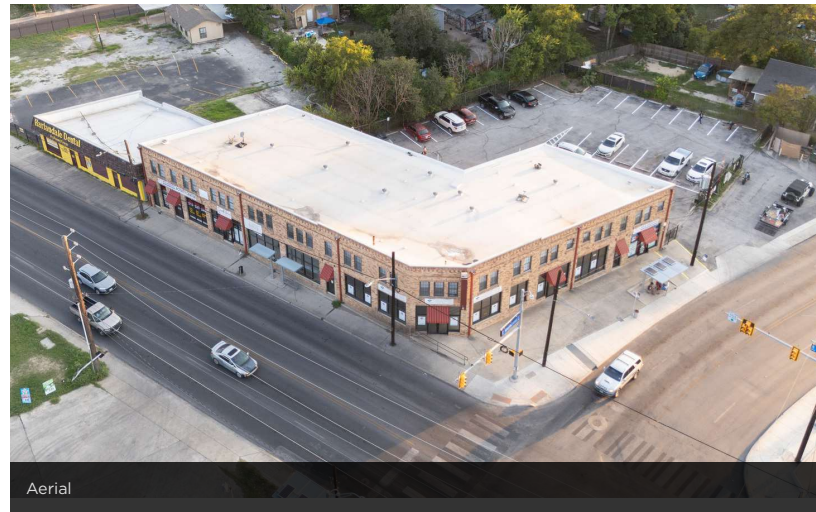
Exterior - Street view



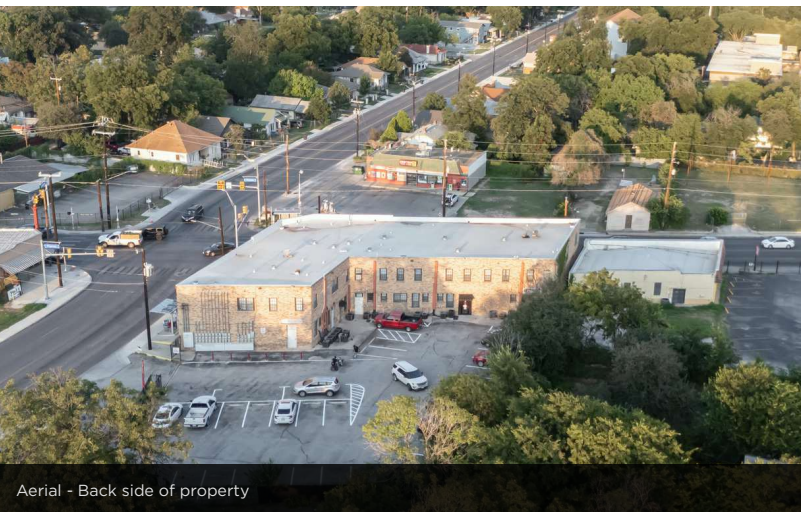
Exterior - Street view 2



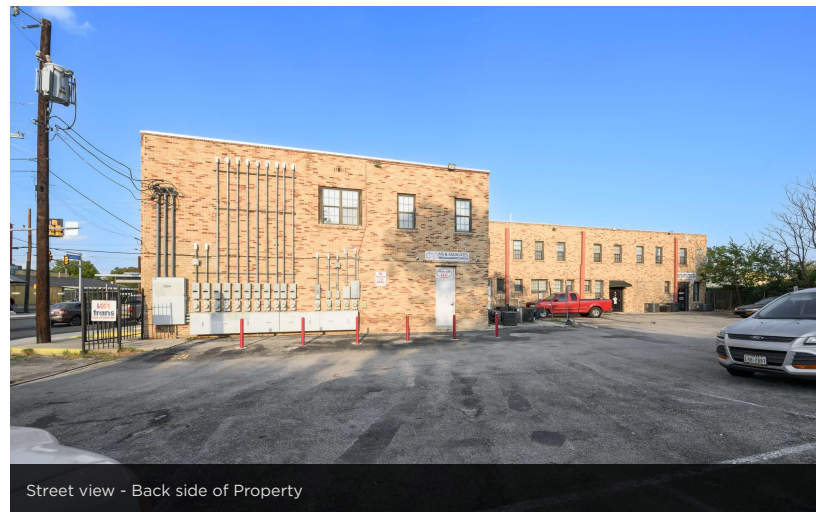
Exterior



Aerial



Aerial - Back side of property



Street view - Back side of Property



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Anchor Tenant - OBGYN



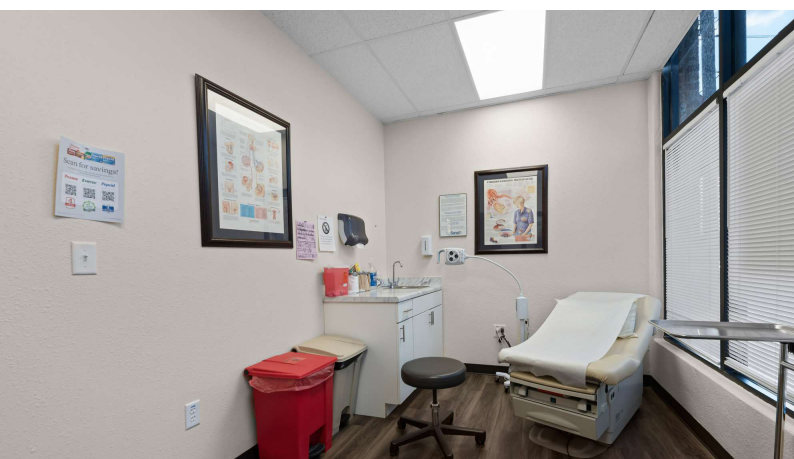
Foyer/Entrance



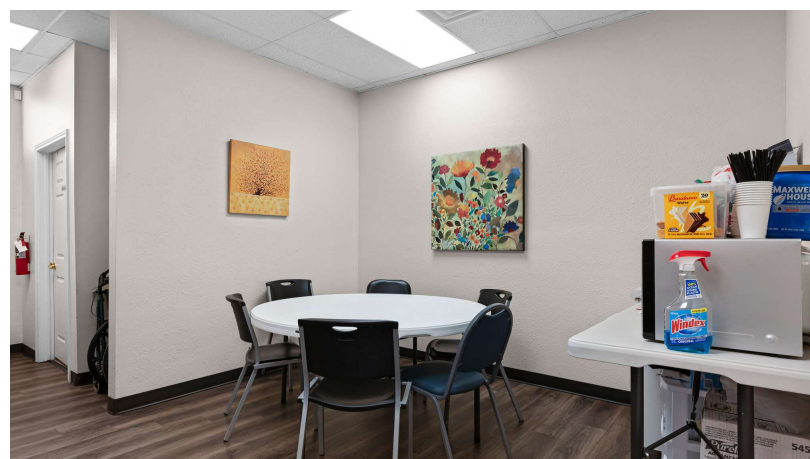
Front Desk



Exam Room



Exam Room 2



Office Break Area



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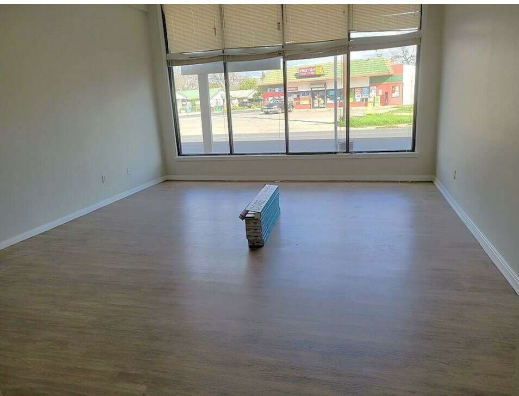
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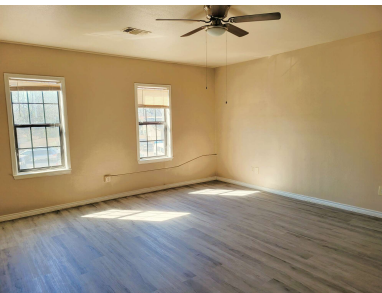
Residential/Commercial Unit #11



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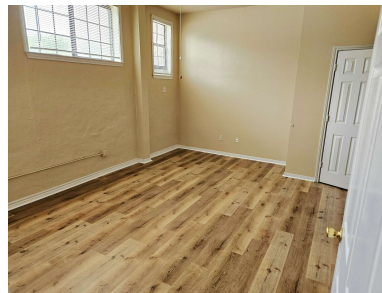
Residential/Commercial Unit #11



Residential Unit



Residential Unit



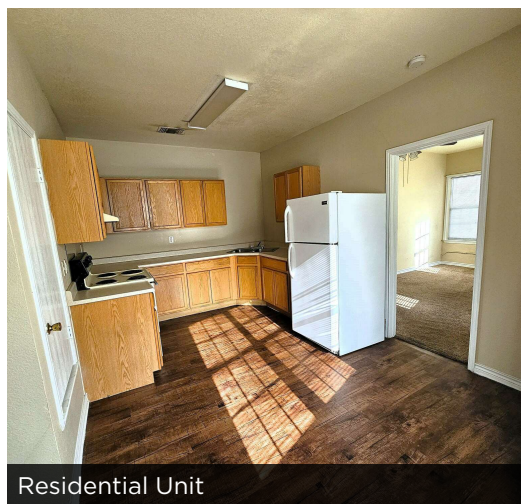
Residential Unit



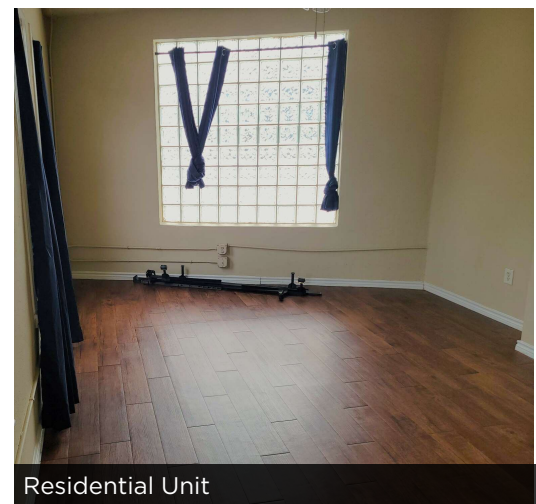
Residential Unit



Residential Unit



Residential Unit



Residential Unit



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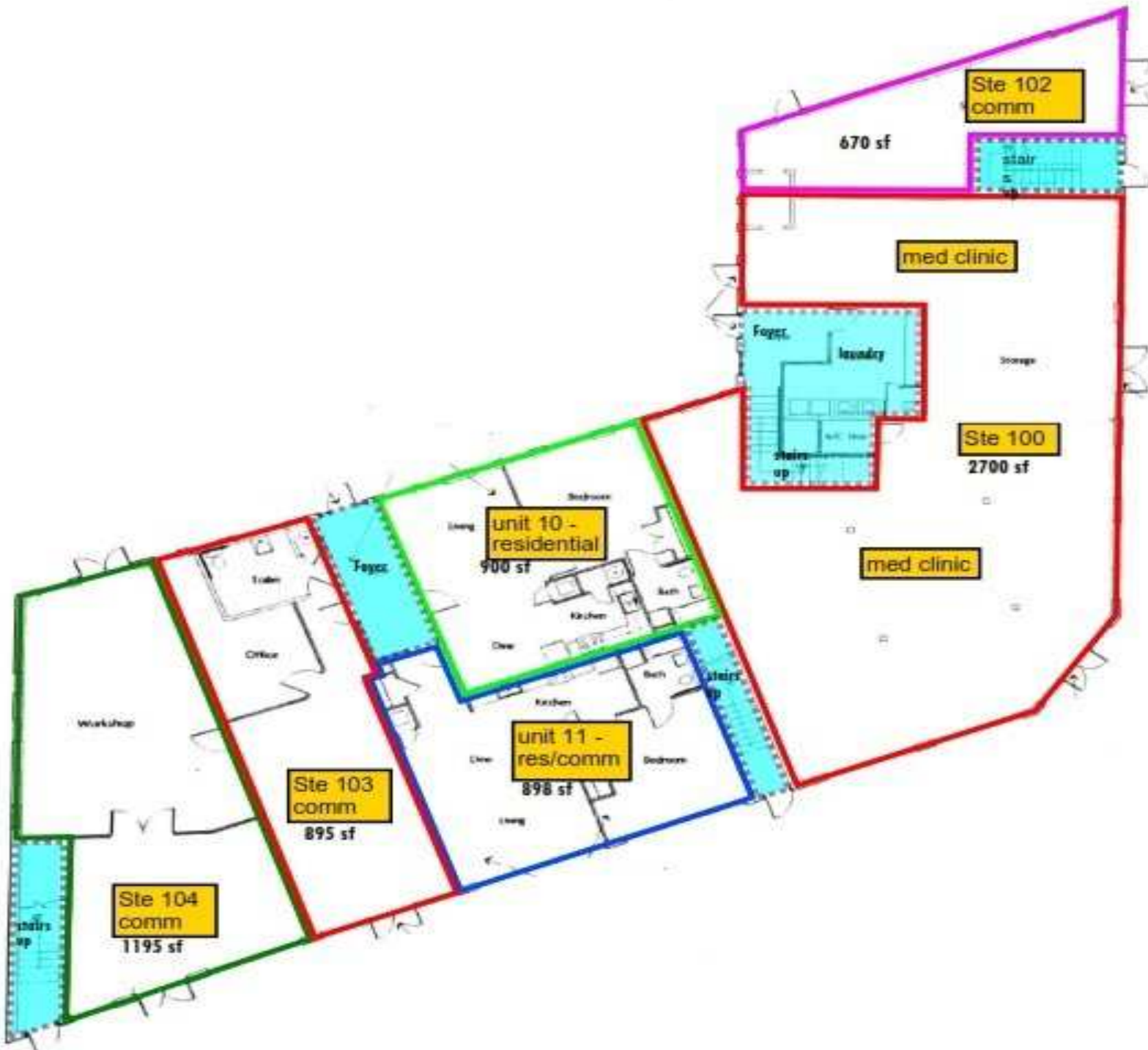
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First Floor Plan



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Med Clinic Space

