

609 Pat Booker Rd Universal City, TX

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3,180 SF OF PRIME REAL ESTATE

Universal City, TX – KJ Aukuso, a leading commercial real estate agent with RE/MAX Corridor proudly announces the exclusive listing of a premier commercial property, located at 609 Pat Booker Rd, Universal City, TX. This new listing offers 3,180 SF of prime real estate space ideal for any business or investor.



PROPERTY INFORMATION

Sales price: \$780,000.00

Building size: 3,180 SF

Lot size: 0.1689 Acres

Year built: 1971

Zoning: OCL

Market: San Antonio MSA



PROPERTY DETAILS

609 Pat Booker Rd is designed to meet the demands of modern businesses, offering parking in both the front and back of the building, an open floorplan that can be more easily transitioned to a floorplan specific to the new owner's wants and needs, and a location that welcomes high traffic volumes for a thriving business. With quick and easy access to Interstate 35 and Loop 1604 highways, it provides an unmatched opportunity for future tenants.

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PROPERTY HIGHLIGHTS



- Seller financing available
- Long-term tenant of 16 years, currently renewed 5 year lease.
- Ample parking available in both the front and back of the building.
- 6 year old Metal roof.
- New interior AC unit.
- Seller is willing to train new buyer to take over Angela's Alterations for a smooth transition.
- Approx. \$80,000.00 - \$90,000.00 of annual cashflow from the dry cleaning and alteration business.
- Pylon signage

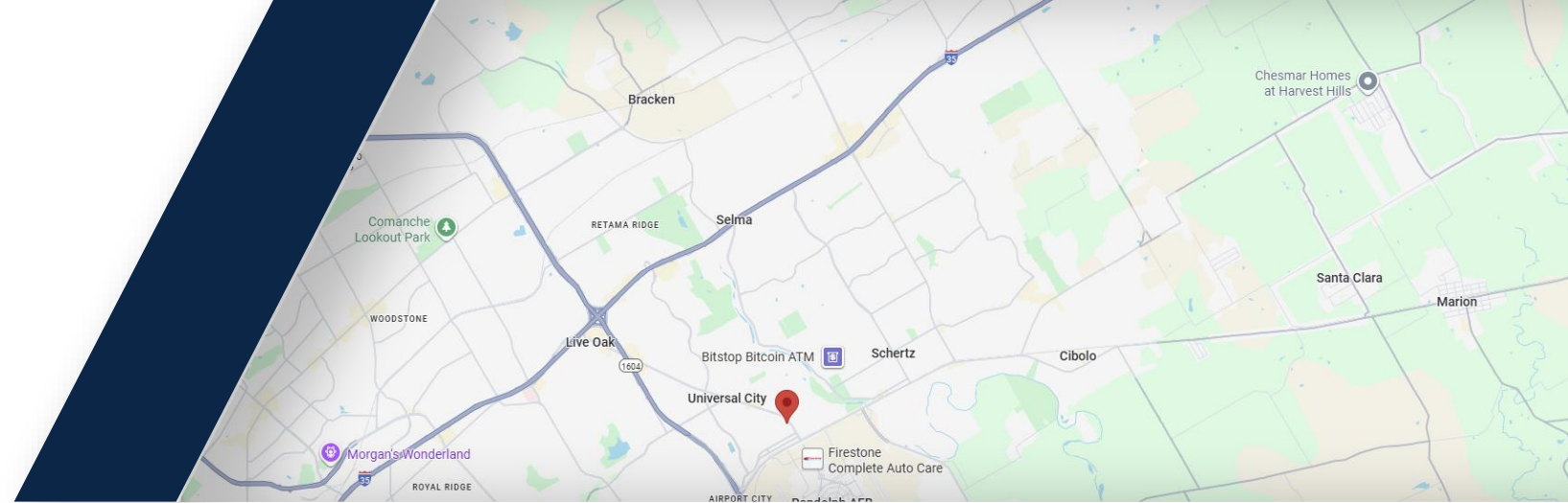
This property has enormous potential for stable and successful growth in a prime location. Discover an exceptional opportunity to elevate your business presence or investment portfolio with this premier commercial property. Strategically located in a high-visibility, high-traffic area, this property offers outstanding accessibility, and flexible space solutions tailored for a wide range of business uses. Whether you're looking to attract quality tenants, expand your operations, or secure a long-term asset in a thriving market, this property delivers unmatched value, convenience, and growth potential. With contemporary finishes, ample parking, and proximity to major transportation corridors, this is more than a space—it's a launchpad for success.



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AREA OVERVIEW



The property, situated in the heart of Universal City, offers so much opportunity for any investor or business owner. It is conveniently located near Randolph Air Force Base and centered around a continuously growing city. With its strategic location and high foot traffic this property represents a unique opportunity for both established businesses and businesses looking to expand. We're thrilled to bring such a highly sought-after property to the market. Its prime location makes it an ideal choice for companies looking to capitalize on the booming solid economic growth, with rising incomes, expanding commercial development, and steady increase in employment. Universal City's economy is diversified, with strength in construction, healthcare, and retail. We anticipate strong interest from business owners and/or investors in search of a commercial property with endless possibilities.



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