



## 2407 Pinn Road

2407 Pinn Rd, San Antonio, TX 78227



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## 2407 Pinn Road

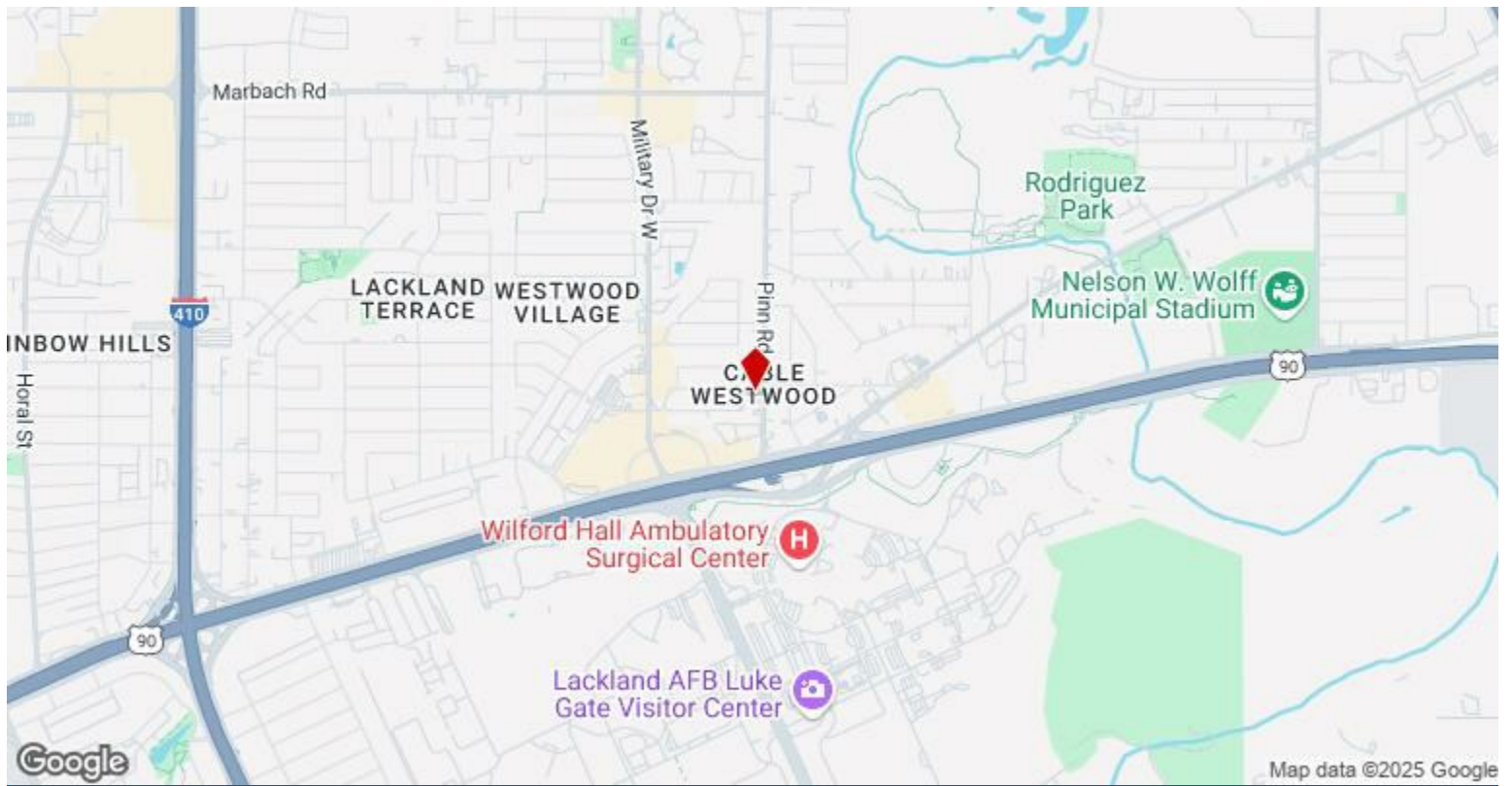
\$750,000

This 6000 Sq Ft facility is undergoing renovations to be operated as a grocery store meat market. The building has an open retail floor plan of approximately 4500 sq ft and 1500 sq ft of freezer and storage area. The building has existing amenities from previous meat market store which include a walk in cooler with shelving to stocking sodas, water, milk eggs etc., several...

- This 6000 sq ft grocery store/supermarket is undergoing renovation; repaired walls and floor, added walk-in freezers and other improvements!
- The building has been painted inside and out and a new awnings in front of the building has been installed.
- Remodeled restrooms, added new utility room, construction of building is concrete blocks and has a concrete roof.
- Upgraded interior & exterior electrical to LED lighting, added security flood lights throughout the exterior of the facility
- Existing commercial cooking grill with vent hood system
- Existing amenities from previous store include glass door walk-in cooler, meat display cases, open air display cases and supermarket display shelves



Price:	\$750,000
Property Type:	Retail
Property Subtype:	Supermarket
Building Class:	B
Sale Type:	Investment
Lot Size:	0.36 AC
Gross Building Area:	6,000 SF
No. Stories:	1
Year Built:	1970
Tenancy:	Multiple
Parking Ratio:	2.5/1,000 SF
Zoning Description:	C-3
APN / Parcel ID:	15600-001-0250
Walk Score ®:	53 (Somewhat Walkable)
Transit Score ®:	51 (Good Transit)



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# Property Photos

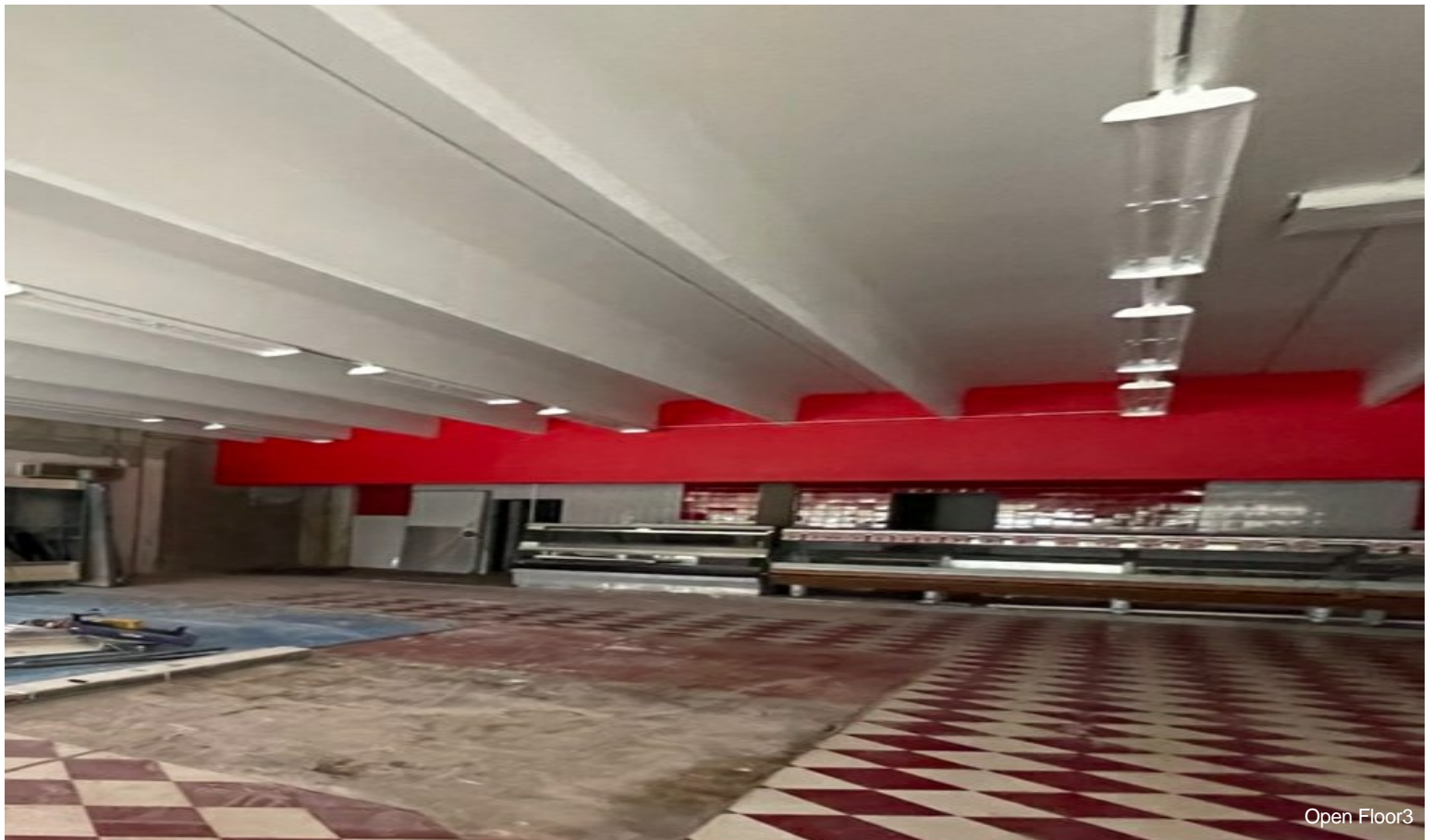


Front Side



Vent Hood

# Property Photos



# Property Photos



Open Floor2

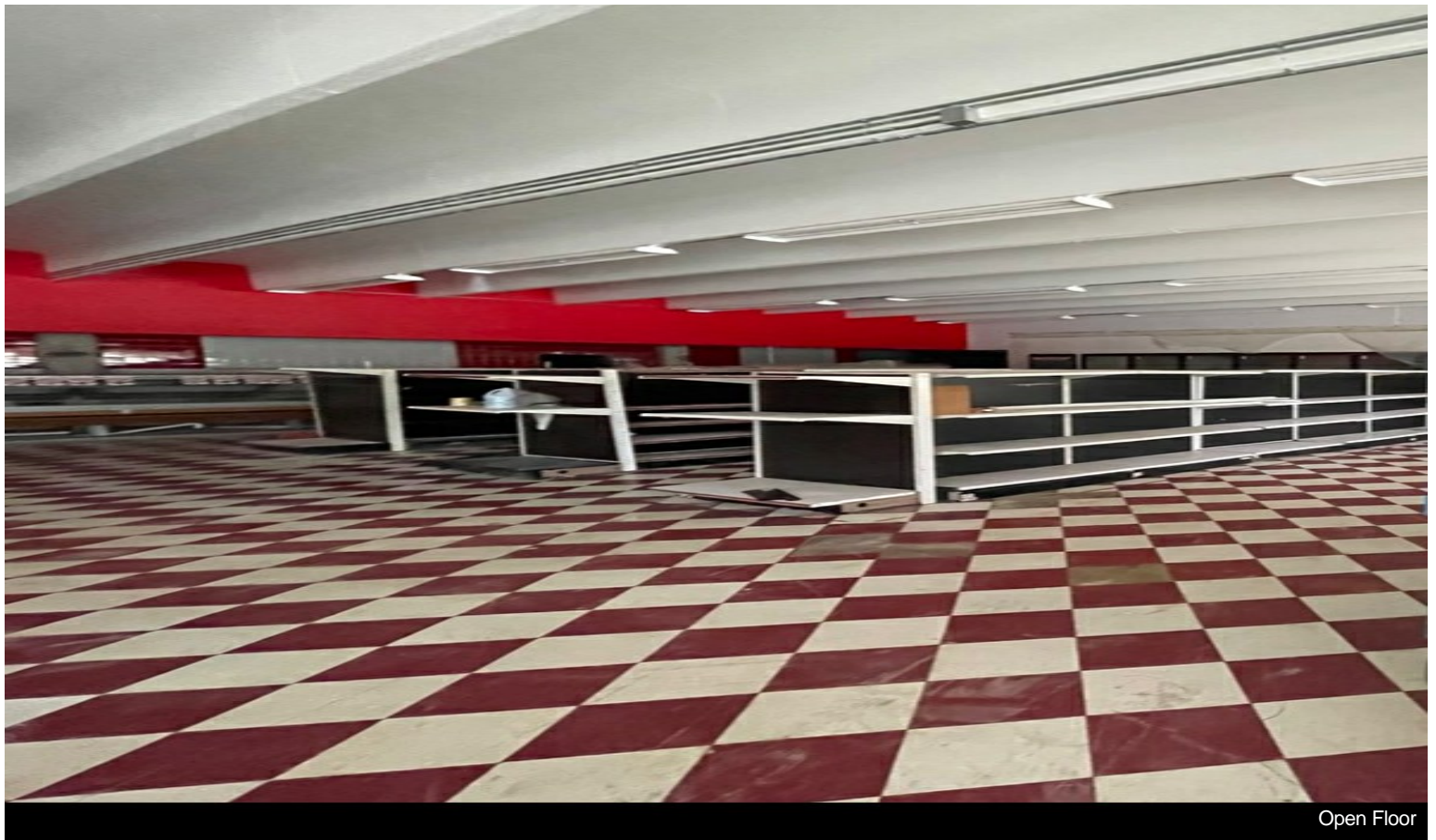


New Tile

# Property Photos



New Tile2



Open Floor

# Property Photos



Front Sodas



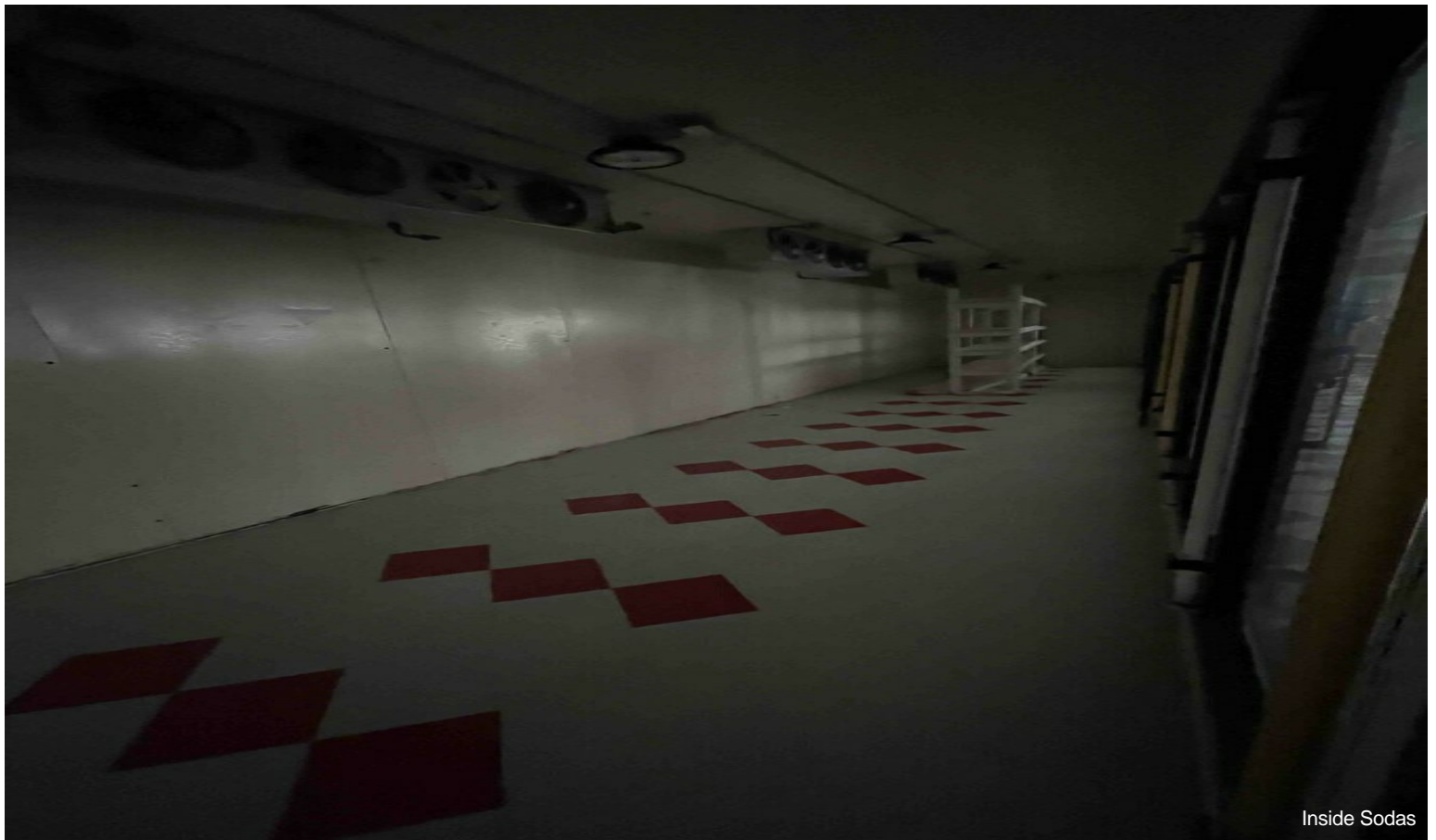
Freezer Fans 4



# Property Photos



Freezer Fans 2



Inside Sodas

# Property Photos



Freezer Fans



Freeze Fans3

# Property Photos



Freezer



Roof2

# Property Photos



# Property Photos




# Property Photos



Front Store

11/2/2015



### Information About Brokerage Services

*Texas law requires all real estate licensees 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 interests 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 or 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 state 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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o any confidential information or any other 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 the interests of the owner first.

**TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A 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.

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Buyer/Tenant/Seller/Landlord Initials      02/22/2025 Date

**Regulated by the Texas Real Estate Commission**  
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