

SOUTH CENTRAL LARGE IH-35 RETAIL FOR SALE OR LEASE ALL OR PART



- Location - Near south central San Antonio in the SEQ of IH 35 and W Southcross
- Address - 606 W Southcross Blvd and 1419 Commercial Ave, San Antonio, Tx 78221
- Size - Bldg's – ± 78,217 sf plus 6,260 2nd story – 1419 Commercial Ave
± 20,400 sf - 606 W Southcross
Land - ± 7.1 acres
- Zoning - Nearly whole site is zoned City of San Antonio's most intense retail zoning C-3; Strip of O-2 located at SW corner of W Southcross and Commercial Ave (please see zoning map below)
- Year Built - 606 W Southcross – 1960
1419 Commercial Ave – 1965
- Traffic Count - IH 35 2014 24 hr ± 125,000

- Bldg Finish - Both bldg's near 100% climate controlled and fully sprinklered
- Cell Tower
- Leases - Cell tower leases to convey with sale of entire site currently generate \$43,200 annual income
- Tenants - Flea market and ballroom tenants in 1419 Commercial mo to mo
- 2015 Taxes - \$20,113 606 W Southcross 2016
\$59,549 1419 Commercial Ave 2016
- Comments - Excellent expressway identity and visibility; Rare close in large tract; C-3 zoning accommodates many uses
- Sale Price - Please contact broker for pricing
- Lease Rental - Please contact broker

For Further Information, please contact:

Robert N Hamilton, Broker

Commercial Propertyco Inc

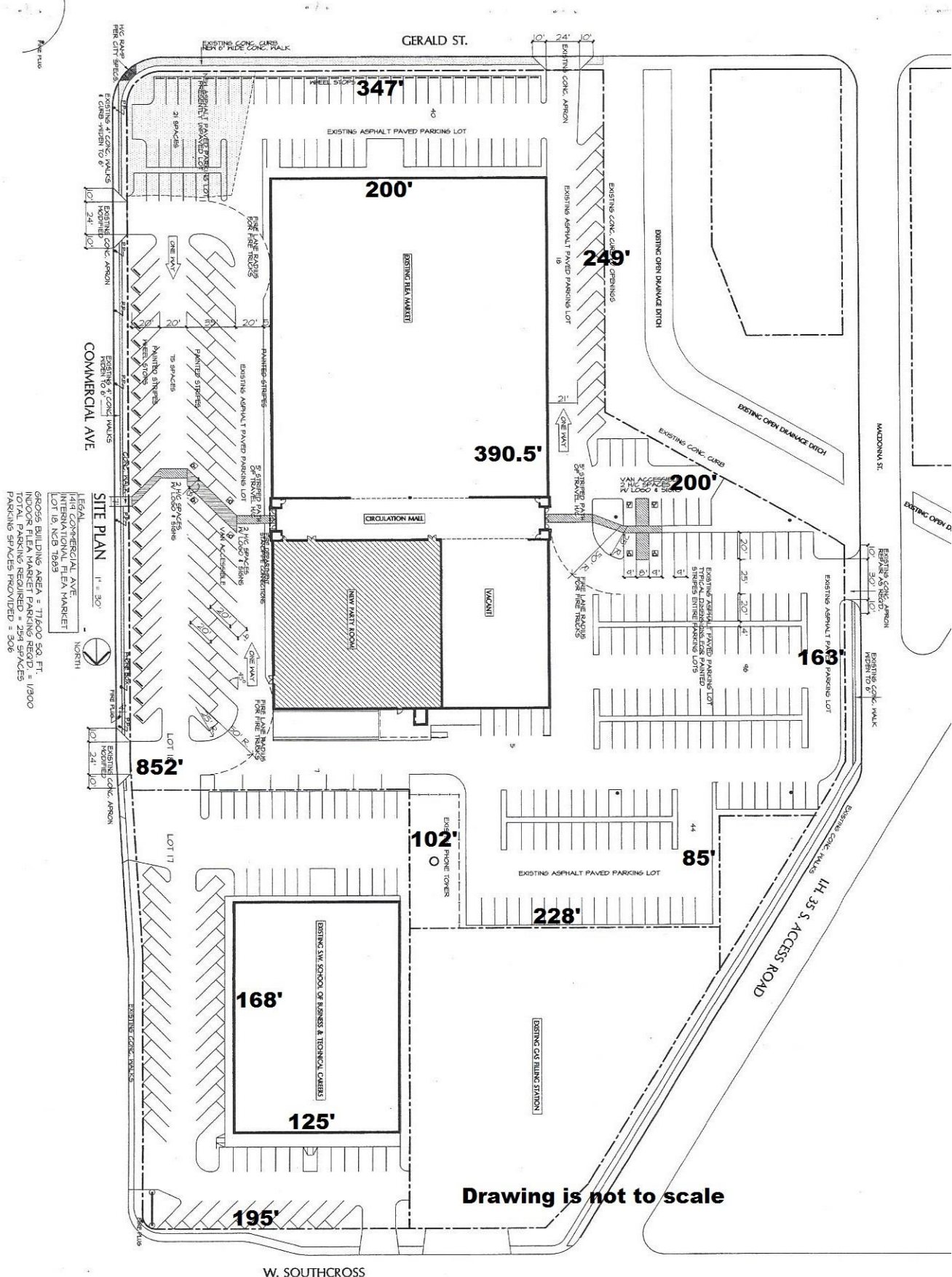
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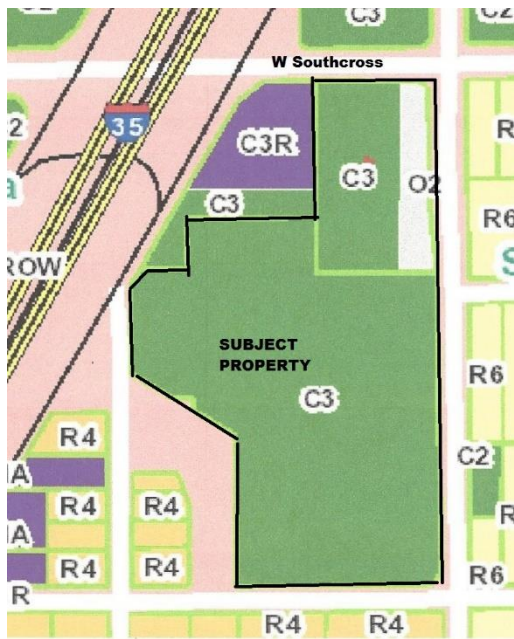
1110 Arroya Vista, San Antonio, Tx 78213



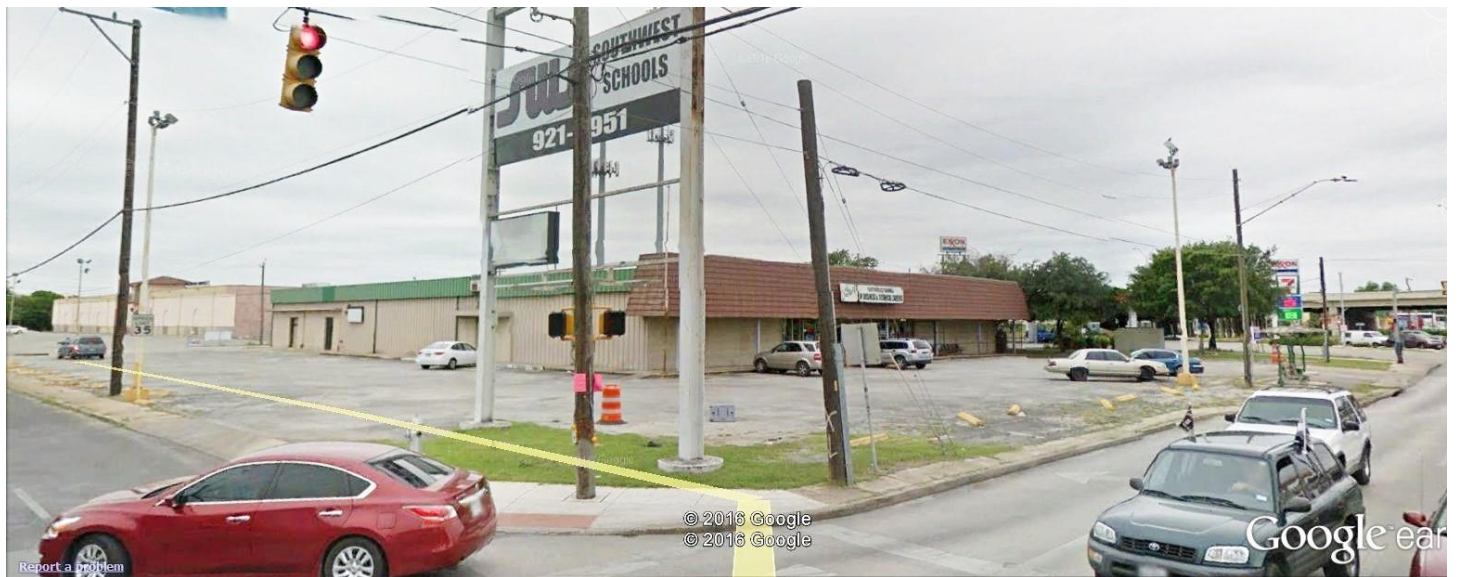
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Measurements and line placements are approximate



View of 1419 Commercial Ave from IH 35



View of 606 W Southcross from W Southcross and Commercial