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DOWNTOWN OFFICE OPPORTUNITY WITH EXTRA LOT FOR PARKING

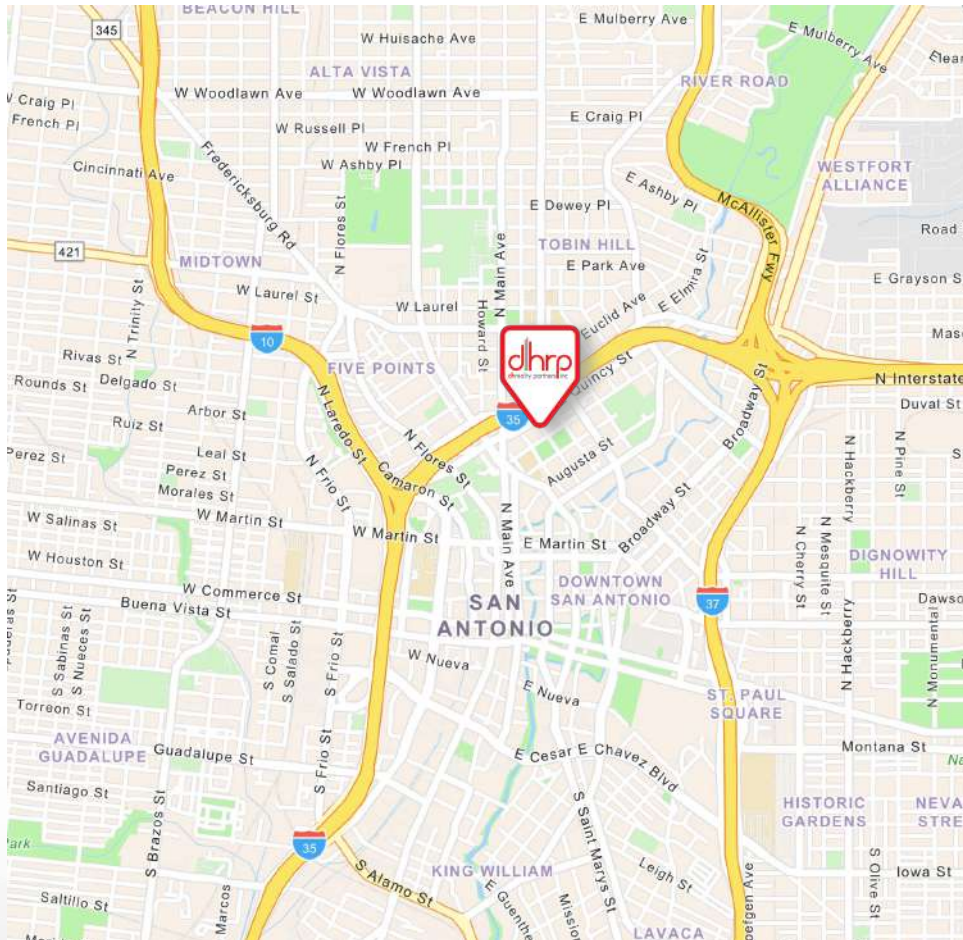
530 Lexington | San Antonio, TX 78215



FOR SALE

DOWNTOWN OFFICE OPPORTUNITY WITH EXTRA LOT FOR PARKING

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HIGHLIGHTS

- Mid Century Modern office building with 6 executive offices downtown
- Quick access to Hwy 281, IH-10 & I-35 Hwy
- Within walking distance to Methodist and Baptist Hospital, Courthouse and The Pearl
- Above standard finish out & move in ready
- 23 Parking Spaces

DESCRIPTION

Above Standard Finish Out Offices with a mid-century modern design. Approximately 2,400 SF building with 6 executive offices and a conference room near reception and breakroom. Private entrance on the side & plenty of storage. Admin offices feature many built ins.

FLOOD PLAIN

No

LAND SIZE

±.1427 AC

BUILDING SIZE

± 2,400 SF

PARKING LOT

±.1072 AC

ZONING

FBZ T5-1, City of San Antonio

SALE PRICE

\$900,000

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PHOTOS

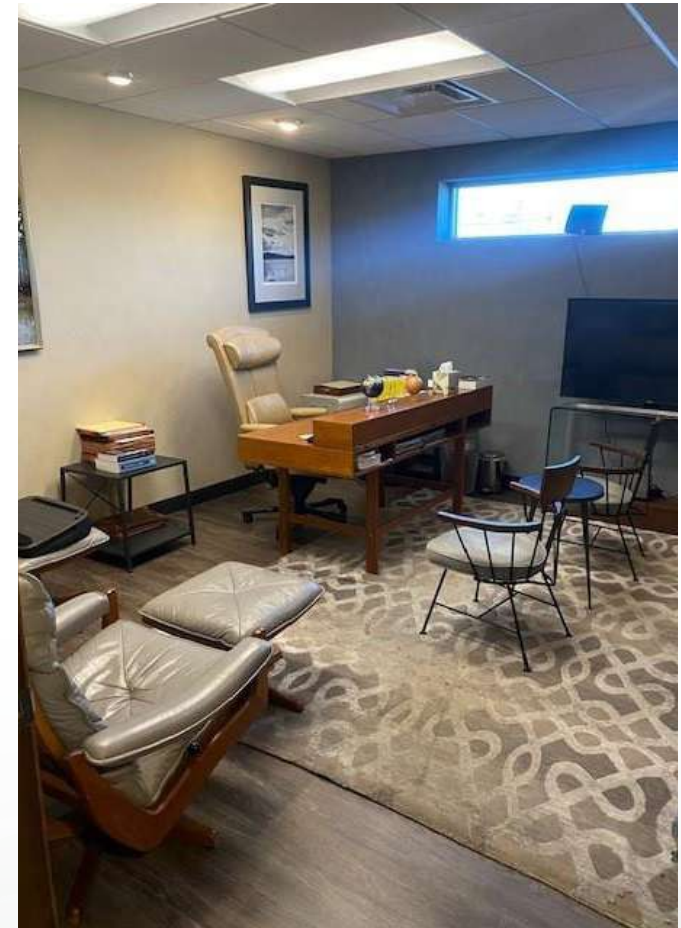
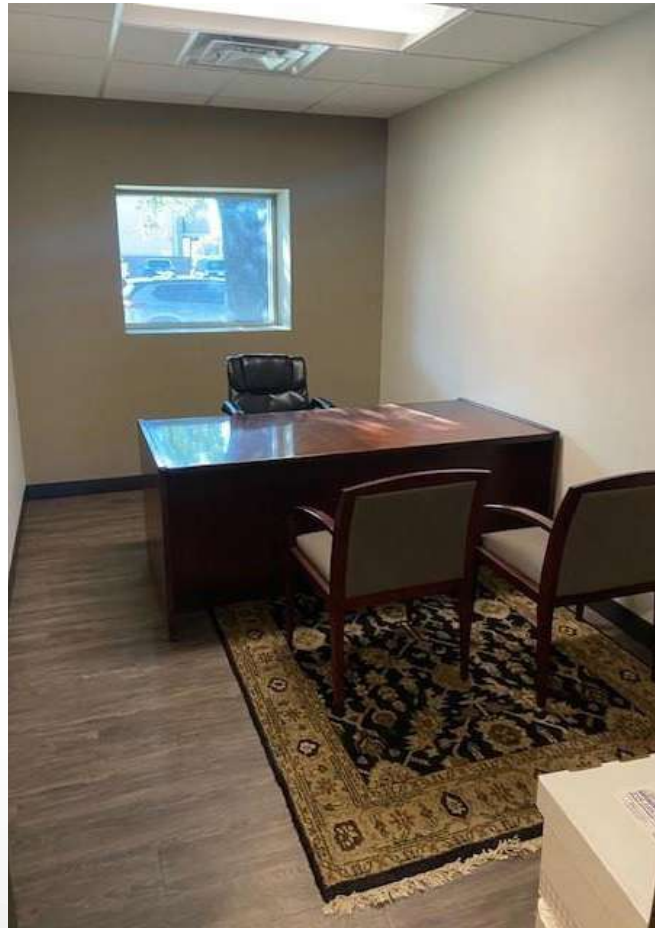


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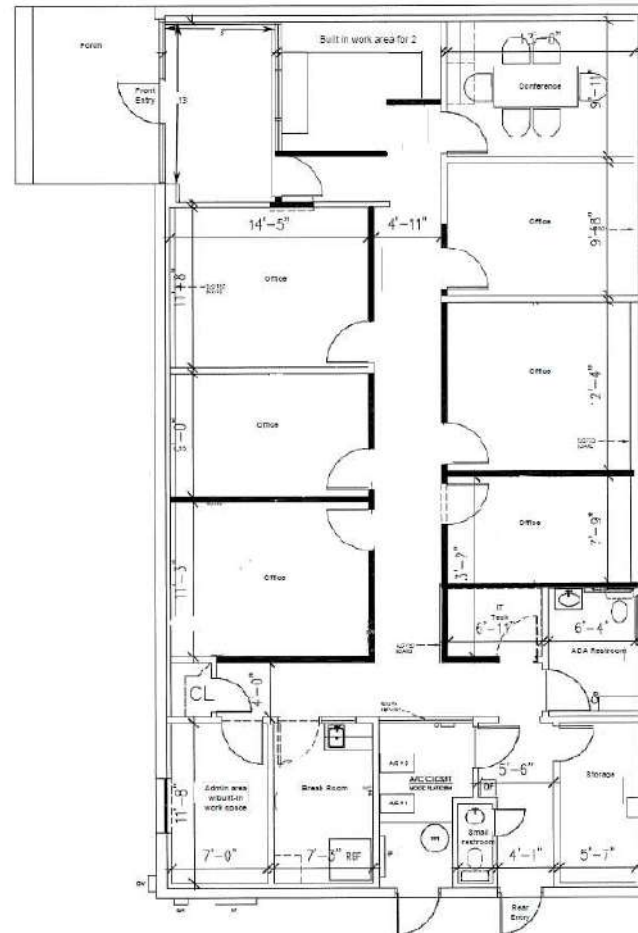


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FLOOR PLAN



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AERIAL

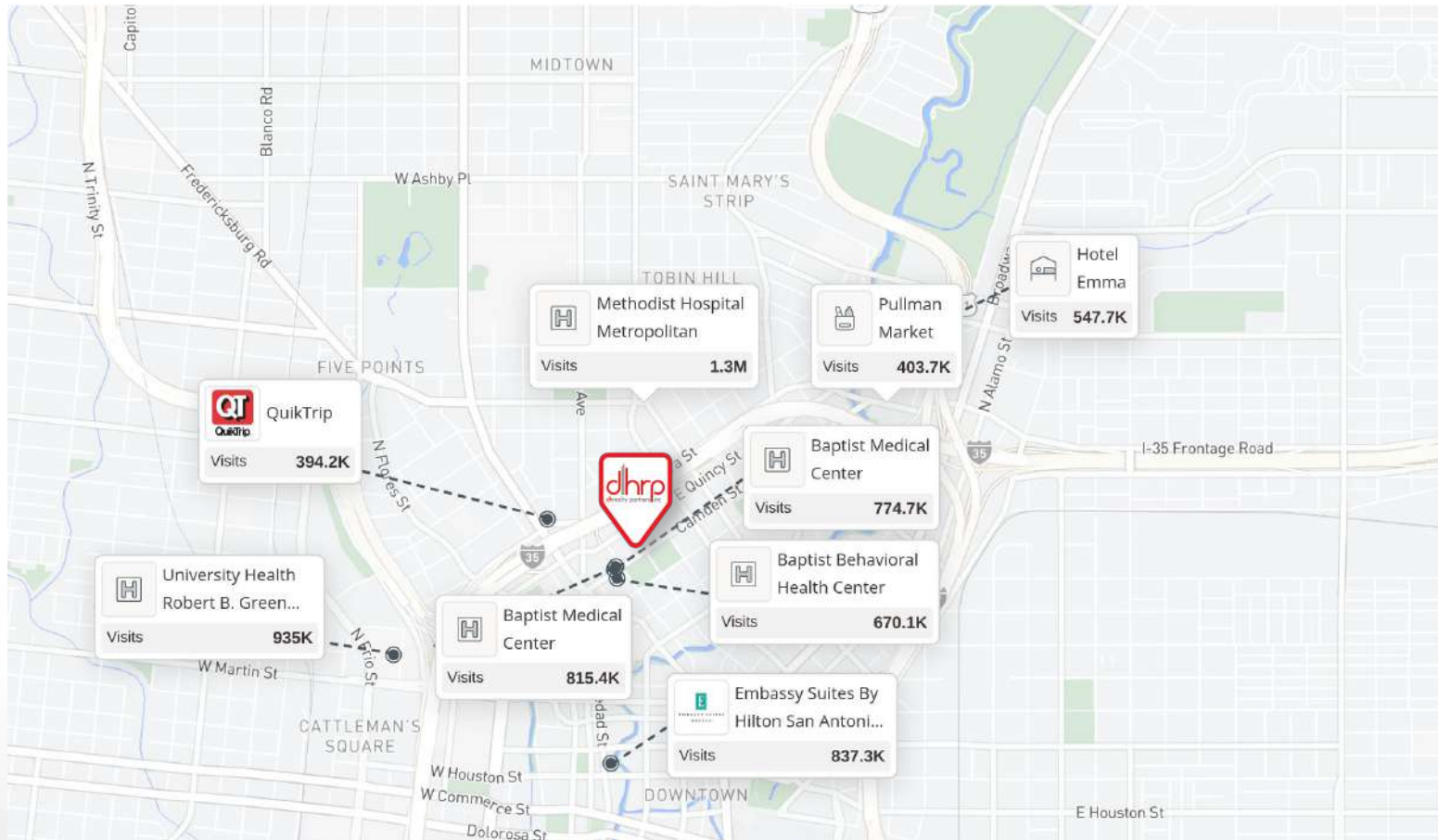


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TOP NEARBY DESTINATIONS

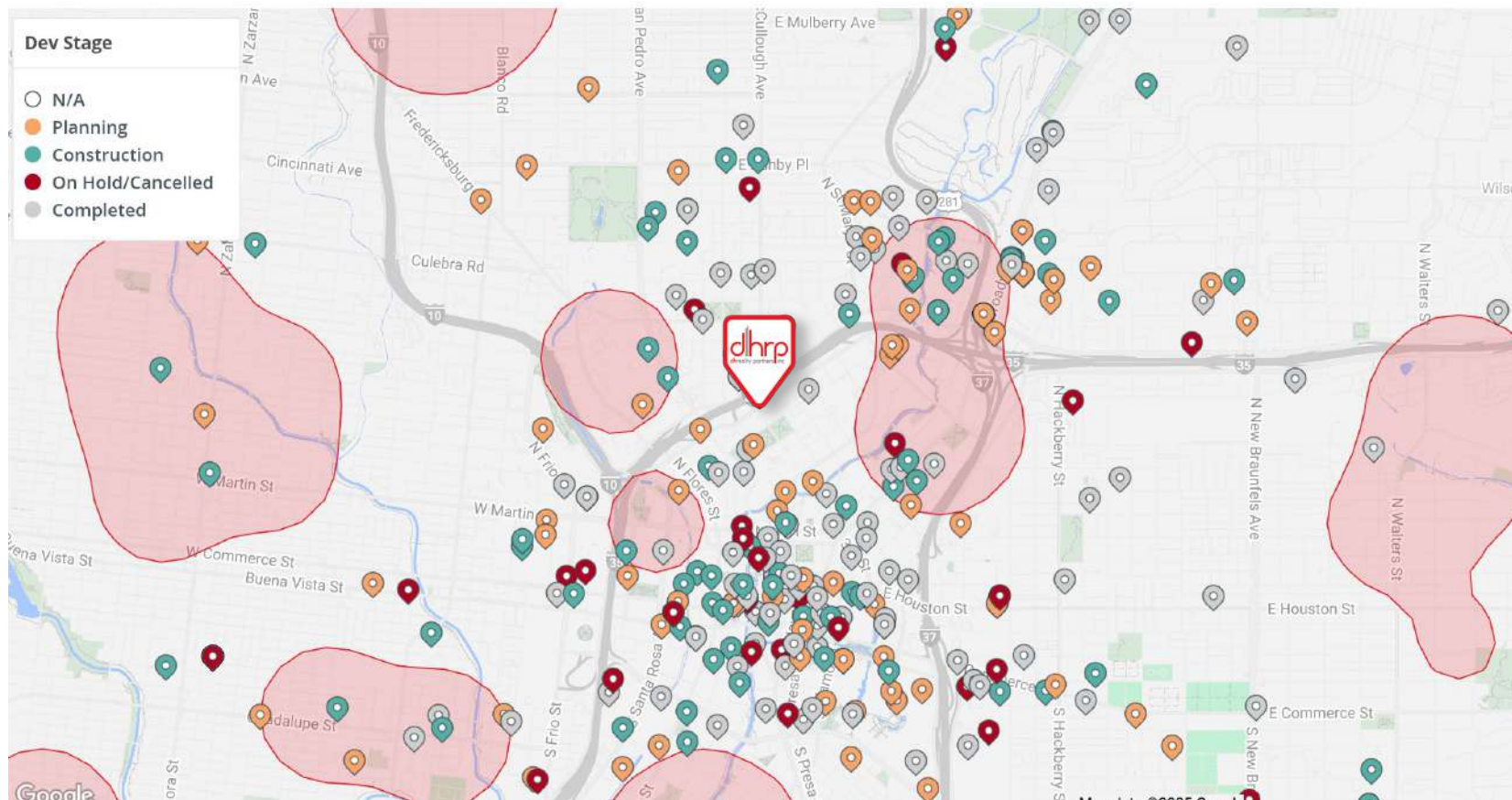


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NEW & PLANNED DEVELOPMENT

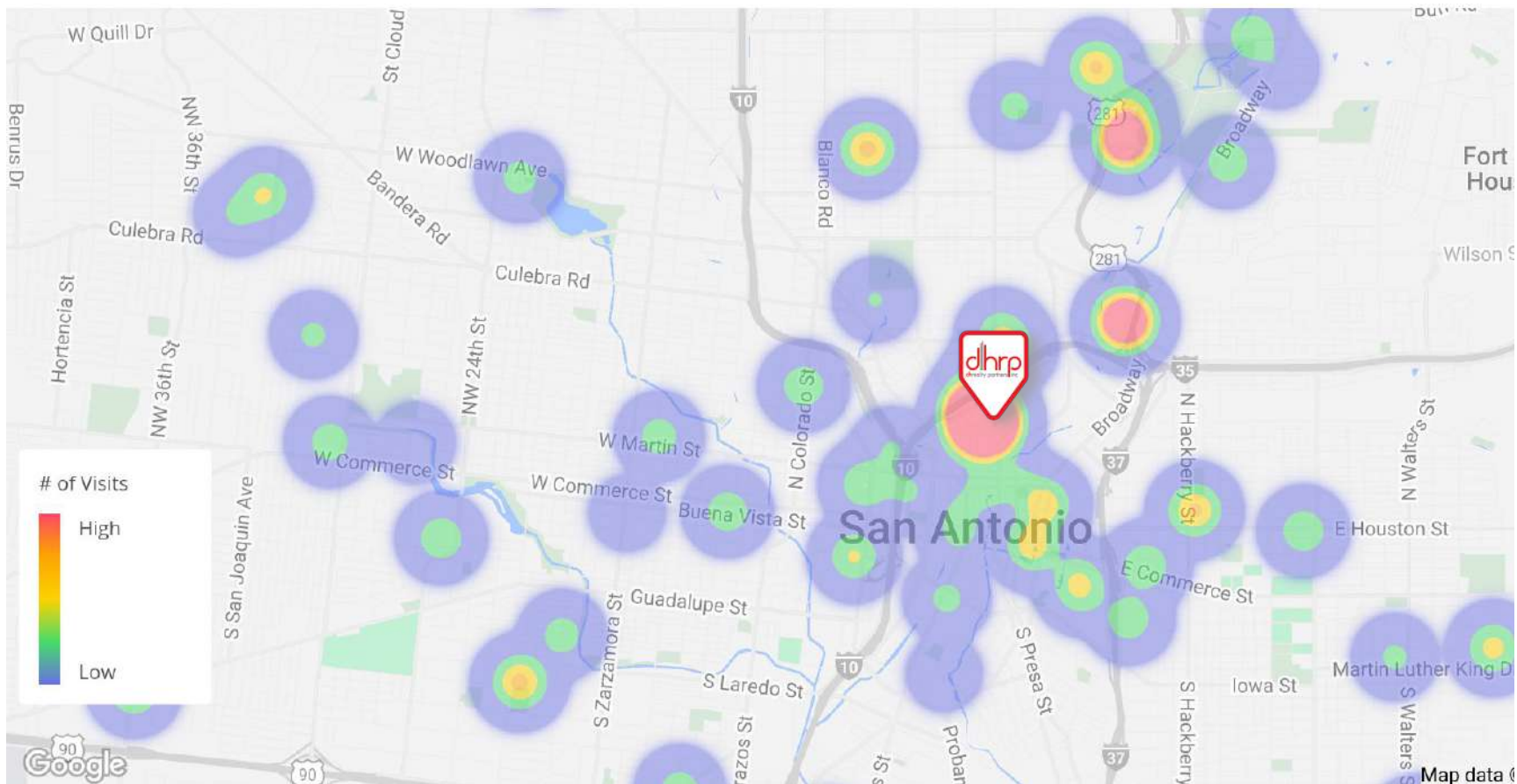


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TRUE TRADE AREA



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HAZARDOUS MATERIAL DISCLOSURE

Every purchaser, seller, landlord and/or tenant of any interest in real property ("Property") is notified that prior or current uses of the Property or adjacent properties may have resulted in hazardous or undesirable materials being located on the Property. These materials may not be visible or easily detected. Current or future laws may require removal or clean-up of areas containing these materials. In order to determine if hazardous or undesirable materials are present on the Property, expert inspections are necessary and removal or clean-up of these materials will require the services of experts. Real Estate Agents are not qualified experts.

If you are a seller or landlord, it is your responsibility to ensure that the transaction documents include disclosures and/or disclaimers that are appropriate for the transaction and the Property.

If you are a purchaser or tenant, it is your responsibility to ensure that the transaction documents include provisions to permit consultation with attorneys, environmental consultants and others to make prudent investigations, and further that such inspections are conducted.

ADA DISCLOSURE

In order to ensure that all business establishments are accessible to persons with a variety of disabilities, the Americans with Disabilities Act was enacted under federal law and there are also state and local laws that may require alterations to a Property in order to allow access. Texas has enacted the Architectural Barriers Removal Act to also accommodate persons with disabilities. Real Estate Agents are not qualified to advise you if the Property complies with these laws or what changes may be necessary. You should consult with attorneys, engineers and other experts to determine if the Property is in compliance with these laws.

FLOOD PLAIN INFORMATION DISCLOSURE

It is the sole responsibility of every purchaser, seller, landlord and/or tenant of any interest in Property to independently review the appropriate flood plain designation maps proposed and adopted by federal, state, and local resources including, but not limited to, the Federal Emergency Management Association ("FEMA") and the San Antonio River Authority ("SARA"), in order to determine the potential flood risk of their Property. Real Estate Agents are not qualified to assess and cannot warrant, guarantee, or make any representations about the flood risk of a particular piece of Property. All decisions made or actions taken or not taken by a purchaser, seller, landlord and/or tenant with respect to the flood risk of a particular piece of Property shall be the sole responsibility of such party.

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