

# FREESTANDING RETAIL/OFFICE FOR SALE OR LEASE



- Location:** Near north central San Antonio in area of dense single family lower end demographic at corner location on busy Blanco Rd just south of Basse Rd
- Address:** 4211 Blanco Rd, San Antonio, Tx 78201, MAPSCO 582C4
- Size:** Bldg: Approx 10,150 sf; Approx 1,500 sf showroom and the rest warehouse  
Lot: Approx 19,770 sf
- Zoning:** C-2
- Loading:** Dock well
- Height:** 14'
- Traffic Count:** 2009 - 19,000 NB/SB combined
- Parking:** Approx 19 parks
- Comments:** Excellent Blanco Rd identity; Possible office conversion; Good corner access
- Lease Rental:** \$5,000 NNN per mo; 2012 Taxes - \$6,794
- Sale Price:** \$507,500

For Further Information Contact:

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