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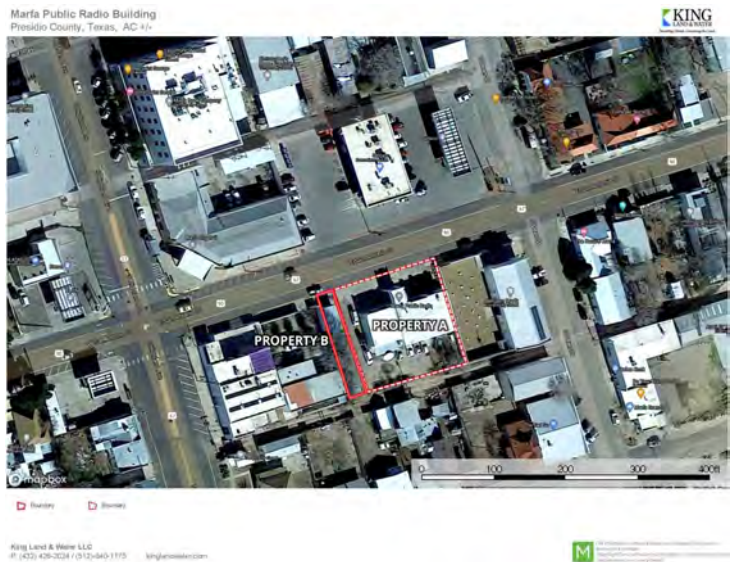
Commercial Property 106 East San Antonio | Marfa, TX \$849,000



Premium commercial space in prime traffic location within the central city limits of Marfa, Texas on the main thoroughfare through town. Two revenue producing properties on .41 acres or 17,875 total square feet. Property A is a fully occupied multi-tenant office building with 4,517sf net rentable area and Property B is a self-storage facility with 1,658sf net rentable area.

Location:

Property A and B are located on the south side of East San Antonio Street (US Hwy 90) the first block east of South Highland Avenue and just west of South Dean Street.



Debbie Murphy, Broker Associate
Debbie@KingLandWater.com
www.KingLandWater.com Info@kinglandwater.com
432-426-2024 Fort Davis | 432-386-7259 Cell

Property A

The site has approximately 100 feet of frontage along East San Antonio Street and consists of 13,625 sf or .31279 acres. The site has public sewer and public water and two electric meters on site to serve existing tenants. There are no known restrictions on the property and the property is zoned C-2 General Commercial District. This commercial district is intended for the conduct of personal and business services and the general retail business of the community. The current use is as a multi-tenant office building.

Improvement Information:

Property A: Multi-Tenant Office-Retail Building with three units currently occupied

Land size: .31279 acres or 13,625 square feet

Gross Building Area: 4,517 square feet

Rentable Area: 4,517 square feet

Year Built: 1930s / Partially updated in 2014

Construction: Concrete Masonry Unit

Foundation: Reinforced concrete slab

Exterior: Stucco

Windows: Aluminum frame with glass

Roof: Flat

Floor Cover: Concrete, Carpet, Ceramic Tile

Walls: Painted concrete

Ceilings: Dropped Acoustical Tile and Painted Sheetrock / 12 feet

Lighting: Mix of fluorescent and incandescent lighting

Restrooms: Two functional restrooms located in the largest office space occupied by Marfa Public Radio

Heating and Cooling: Central HVAC system and mini splits

Parking: Open on-site

Property B

The site has approximately 25 feet of frontage along East San Antonio Street and consists of 4,250sf or .09757 acres. The site has access to public sewer, public water and electric service. There are no known restrictions on the property and the property is zone C-2 General Commercial District. The current use is as a self-storage facility.

Improvement Information:

Property B: Self-Storage Facility

Land size: .09757 acres or 4,250 square feet

Gross Building Area: 1,658 square feet

Rentable Area: 1,658 square feet

Number of Units: 15

Average Unit Size: 111 square feet

Year Built: 1970

Construction: Metal

Foundation: Concrete Slab

Exterior: Metal

Exterior: Stucco

Windows: None

Roof: Flat/Metal

Floor Cover: Concrete slab

Walls: Metal

Ceilings: Metal / 10 feet

Lighting: None

Restrooms: None

Heating and Cooling: None

Parking: Open on-site



Contact Debbie Murphy for information regarding Tenant Rental Income– 432-386-7259

**While the information above was provided by sources deemed reliable, it is in no way guaranteed by the broker or agent. **