

MLS #: I70351A List Price: \$299,500

1300 Broadway Kerrville, TX 78028



OTHER ACTIVE STATUS:
APX TOTAL BLDG SQFT: 5750
SOURCE SQFT: KCAD
APX PRICE PER SQFT: 0
NET LEASABLE AREA:
APX YEAR BUILT: 1945
TOTAL # UNITS: 1
BUILDINGS: 0
STORIES: 1
CURRENT USE:

AREA: 22-Sidney Baker to Westminster
CITY LIMITS: Yes
COUNTY: Kerr
SUBDIVISION: J A Tivy Addition
ETJ: No
ELEMENTARY SCHOOL: Tom Daniels
BUILDING/CENTER NAME:
DUPLICATE LISTING:
DUPLICATE LISTING #:

LOT SIZE: .7 **APX ACREAGE:** 0.7 **ZONING/DISTRICT:** Commercial
LOT: **BLOCK:** **APPRAISAL DISTRICT #:** 38575/38574 **METES & BOUNDS:**
ROAD FRONTAGE: 225 **ACCESS/ROAD SRFC:** City Street, Asphalt
LEGAL DESCRIPTION: JA Tivy Addn Blk 29, Lot 3,4,5,6 &2pt **LEGAL OWNER NAME:** Sharon E. Compton

APX OFFICE SQFT: 750 **APX RETAIL SQFT:** 950 **APX WAREHOUSE SQFT:** 4000
APX LVG AREA SQFT: 0 **APX OTHER SQFT:** 50 **DESCRIPTION OF OTHER:**

LEASE TYPE: **LEASE TERM:** **MIN LEASE RATE:** 0 **MAX LEASE RATE:** 0
LEASE INCLUDES: None

AVG ANNUAL GROSS INCOME: **AVG ANNUAL GROSS EXPENSES:**
FOR SALE: Sale **SALE INCLUDES:** Building(s), Fixtures, Land

SUB AGENCY FEE: 0 **SUB AGENCY NON-MLS FEE:** 0
BUYER AGENCY FEE: 3 **BUYER AGENCY NON-MLS FEE:**
VARIABLE RATE: **EXCLUSIVE AGENCY:** **BROKER LICENSE:** 0196815 **TITLE COMPANY:** Kerrville Title Co.
POSSESSION: At Closing **SHOWING INSTRUCTIONS:** Call Listing Agent, Call Listing Office, LA MUST Accompany **VACANT:** Yes **LOCKBOX:**

CONSTRUCTION/EXTERIOR: Rock **WATER/SEWER:** Central Water, Public Sewer
ROOF: Flat **WATER SUPPLIER:**
ROOF SYSTEM: Wood Rafters **SEWER SUPPLIER:**
ATTIC: No Attic **GAS:** No Gas
FOUNDATION: Slab **GAS SUPPLIER:**
FOUNDATION SIZE: **ELECTRIC SUPPLIER:**
FLOORS: Carpet **GARBAGE SUPPLIER:**
HEAT: Central, Electric **OTHER UTILITIES:** Electricity, Telephone
AIR CONDITIONING: Central, Electric **AMENITIES:** Inside Storage, Outside Storage
CEILING HEIGHT: **WATER FEATURES/LOCATION:** None
GARAGE: **TOPO/LAND DESC:** Corner Lot, Level
PARKING CAPACITY: 21-50 **DISABILITY ACCESS:** None
TOTAL PARKING: **DOCS ON FILE:** Legal Description
LOADING DOCK: **WILL SELL:** Cash, Conventional
OVERHEAD DOORS:

REMARKS: High traffic commercial location with 2 lots, new road, corner lot, storage building, large commercial building and much more! Great opportunity for multiple commercial businesses!

ADDITIONAL REMARKS: Many possibilities! Priced to Sell!

AGENT REMARKS: Seller's agent must be present at showings.

DIRECTIONS: South on Broadway, Corner of Broadway and C St.

LIST DATE: **DISPLAY ON INTERNET:** Yes **DISPLAY ADDRESS:** Yes **DAYS ON MARKET:** 20

WITHDRAWN REMARKS:

Office Name: Sherman & Co (#:1050)
Main: (830) 257-7588
Fax: (830) 896-7951
Mail Address 1: 819 Water St Ste 170
Mail City: Kerrville
Mail Zip Code: 78028

Listing Agent: Pam Compton Copley (#:600)
Agent Email: Pam@ShermanCo.com **Contact #:** (830) 777-7108