

Public Report

2611 S Johnson St

LP:\$1,600,000



MLS #: 1712429
 Address: 2611 S Johnson St Unit #: Zip: 76904 Status: **NEW** Class: CM LP: \$1,600,000

Area: 3100 Inst/Dir: From Knickerbocker, turn on to Johnson Street, travel half a mile, property will be on the left. Lease Only: No
 Grid: Building/Center Name: JOHNSON ST SHOPPING CTR \$: \$0
 City: San Angelo County: Tom Green Zoning: RETAIL

	<u>Income/Expense</u>	<u>Estimated SqFt</u>	<u>Src: Appsl Dist</u>		
# Buildings:	1	Gross Income:	Apartment:	Type:	SHOPPING
# Stories:	1	Annual Tax:	Retail:	Rail:	No
# Units:	5	Insurance:	Office:	Heat:	Central, 3+ Units
# Rentals:	5	Gas & Electric:	Warehouse/Ind:	Air:	Central, Three+ Central
# Drive-In Doors:	0	Water/Sewer:	Other:	Loading:	None
Ceiling Height:	10	Waste Removal:	Net Leasable Area:	Other Structures:	
# Total Parking:	15	Maintenance:	Gross Bldg Area:		
Lot Size:	0.667	Other Expense:	Office Price/SqFt:		
	Net Operating Income:		Other Price/SqFt:		

Step into this remarkable retail complex, spanning an impressive 8670 sq ft, that underwent a comprehensive remodel and code upgrade courtesy of its current stewards during 2020-2021. The focus? Unparalleled attention to detail and an unwavering commitment to quality. Picture a vibrant high-traffic hub, now exuding an upscale, posh charm that perfectly complements the unique offerings of its current lessees, who've embraced the space with their unique and sought after offerings for the area. The main unit offers 3600 square feet or can be split into two units with minimal changes to make 6 rental opportunities. This anchor unit already offers two a/c units and has separate rear entrances. Current tenants have two to ten years on contracts left and a monthly income of \$5,394. The property's care during the remodel shines through - a TPO-covered roof, upgraded plumbing, and the added touch of spray foam insulation demonstrate foresight and investment in lasting quality. Advantageously located amidst bustling traffic, just off Knickerbocker, down from ASU and seamless accessibility, this property stands as an irresistible opportunity for its new owner to step into the vibrant heart of Texas commerce.

List Office: Kustom Real Estate Total Tax: \$5,710
 Contingent Info: Owner LREA/LREB: No Sold Price:
 Contract Date: Closing Date: Price per SQFT: \$184.54

All measurements, taxes, age, financial & school data are approximate and provided by other sources. Buyer should independently verify same before relying thereon.***Copyright 2023 by SAN ANTONIO BOARD OF REALTORS***

Prepared By: Jill Law, GRI | Kustom Real Estate | 08/25/2023 05:52 PM