



BASKIN

PROPERTIES

Office Warehouse For Sale

413 W Nakoma

Building is approximately 10,042 square feet
Includes 3 separately metered spaces

Industrial

Office

Land

Investments



I-1 Zoning

All Sizes are approximate

Land size is 21,853 square feet.

Total Building: 10,042 square feet



Suite 1: Great Showroom

Suite 2: Nice Office

**Suite 3: Warehouse with
dock and grade
Fenced Yard**

Price:

\$599,000

**Call Steve Baskin
(210)822-9995**

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. All sizes listed are approximate. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

For Sale or Lease

413
WEST
NAKOMA

This building is for sale or lease. It is divided into three suites. It has a fenced yard behind the building.

\$599,000



Great Showroom Space on Nakoma

This building is divided into three suites:

Suites 413 & 415 are primarily office:

413 W Nakoma 1,870 sf \$1,590 monthly (\$.85)

415 W Nakoma 2,327 sf \$1,745 monthly (\$.75)

Suite 417 is mostly warehouse with a mezzanine office:

417 W Nakoma 5,845 sf \$3,215 monthly (\$.55)

Entire Building is 10,042 sf including the 1,200 sf mezzanine. All sizes are approximate and the rents quoted above are modified base year gross rents. Tenant is responsible for utilities.

Sales Price Reduced:
~~\$699,000~~

\$599,000

Fenced Back Yard

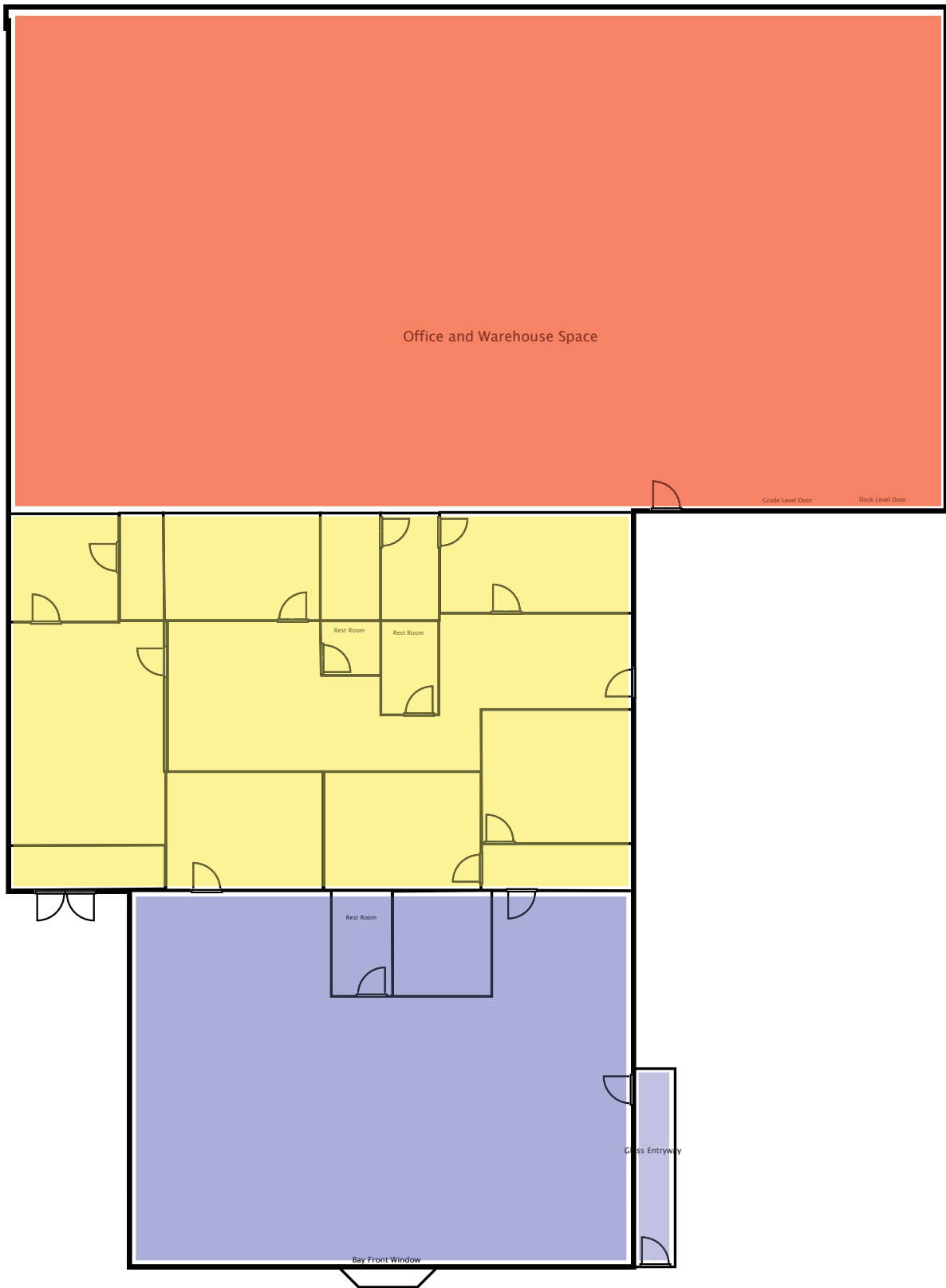


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Steve@BaskinProperties.com



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SCALE: 1" = 20'



STATE OF TEXAS
COUNTY OF BEXAR
CERTIFY THAT ALBERT S. FERNANDEZ, SURVEYOR
CORRECTLY MADE THIS SURVEY AND THAT THE
CORRECT COPY OF THIS SURVEY IS FILED IN THE
OFFICE OF THE COUNTY CLERK OF BEXAR COUNTY,
TEXAS, AND THAT THERE ARE NO UNRECORDED
INTERESTS IN THIS SURVEY. I, ALBERT S. FERNANDEZ,
SURVEYOR, HEREBY CERTIFY THAT ALL BUILDINGS
AND STRUCTURES SHOWN ON THIS SURVEY
ARE WHOLLY LOCATED ON THE PROPERTY EX-
CEPT AS SHOWN ABOVE.

Albert S. Fernandez
REGISTERED PROFESSIONAL LAND SURVEYOR

FINAL SURVEY PLAT

LOT 4, BLOCK 4, N.C.B. 15666, BEACON CIRCLE
INDUSTRIAL SUBDIVISION, UNIT 7 AS RECORDED
IN VOLUME 6900, PAGES 14-15, DEED AND PLAT
RECORDS, BEXAR COUNTY, TEXAS.



FERNANDEZ, HESTER, WHITE
& ASSOCIATES, INC.
1801 KRAMER
SAN ANTONIO, TEXAS 78201
(210) 381-0074

CURVE DATA

NO.	DELTA	RAO	TAN	LEN
C-1	002°18'47"	1379.54	50.25	100.00
C-2	002°18'47"	1379.54	50.25	100.00

REMAINING PORTION OF LOT 2

1 STORY CONCRETE BLOCK
WAREHOUSE & OFFICE

LOT 4
BLK 4
N.C.B. 15666

NAKOMA DRIVE
(60' PUBLIC R.O.W.)

413-415 NAKOMA DR.

Nice
Fenced and Paved Yard

Natural
Light Throughout the
Building.

Great
Showroom Space

This survey was compiled from a copy that was on two separate sheets of paper.
Please use this for display purposes only.



As you can see from the Aerial Photo, there are 21 parking spaces striped on the property. There are 11 spaces in the front and 10 spaces marked in the back.

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License

Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you,

you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.

