

SALT MINE BUSINESS SERVICES

www.saltminebiz.com

BC Garage

1400 W Hildebrand
San Antonio, TX 78201



Presented for sale by

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Property Highlights

Located just north of downtown

Good visibility from I-10

2,794 SF of shop area, office, and storage

Easy drive thru access

Business comes with the property

Customer database

Equipment

Goodwill



While believed to be accurate, the information presented above has not been verified. Final responsibility for verification rests with the Buyer. Broker takes no responsibility.



Sale Overview

Sales Price	\$445,000
Lease Rate	\$2,995 NNN
Lot Size	.2372 acres
Building Size	2,794 SF under roof
Year Built	1947
Zoning	C-3 and R-4

Location Description

The property is on Hildebrand just west of I-10. The lot between 1400 Hildebrand and I-10 has an ATM machine only. There is no building to obstruct the view of the property from I-10. Visibility from the Interstate is high and access is easy.

Property Description

This Automotive Repair Center is a Quonset Hut style metal building with 2,794 SF of floor area. Most of it is shop space. There is a small office (80 SF) in the front and storage area (300 SF) in the back. There is a front and rear entrance so that vehicles can be easily pulled through front to back. There is a small shed on the property and a covered porch area in the front.

There are two adjoining lots included in the transaction. The front lot is .1111 acres and is zoned C-3 Automotive Repair. The building sits on the front lot. The back lot is .1261 acres. It is considered vacant. There are no buildings on the back lot. It is paved and is used for parking cars. The zoning for the back lot is R-4 Residential. Total area of both lots combined is 10,333 SF / .2372 acres. Both lots are fenced. There is a parking area in the front large enough to accommodate four or five vehicles. The back lot is large enough for 12-15 vehicles.

The combined annual property taxes for both lots for 2017 was \$3,849.

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Business Overview

BC Garage has operated profitably from this facility for many years. The current owner is Mike Kaczmar. Mr. Kaczmar began as an employee of the business in 1981 and then took over as owner in 1984. He owns the business and the property. Cash flow to owner has come in around \$70,000 or a little better for the last couple of years.

BC Garage is a general auto repair shop. They don't work on transmissions or diesels. They do not perform state inspections. They are open Monday through Thursday 8:00 to 5:00. They are open on Fridays about half the time. When they do open on Fridays, they usually close about 1:00.

The business is to be sold free and clear. Included in the sale of the business is all the equipment, inventory, furniture and fixtures, customer list, phone number, signage, and any other asset necessary to the running of the business.

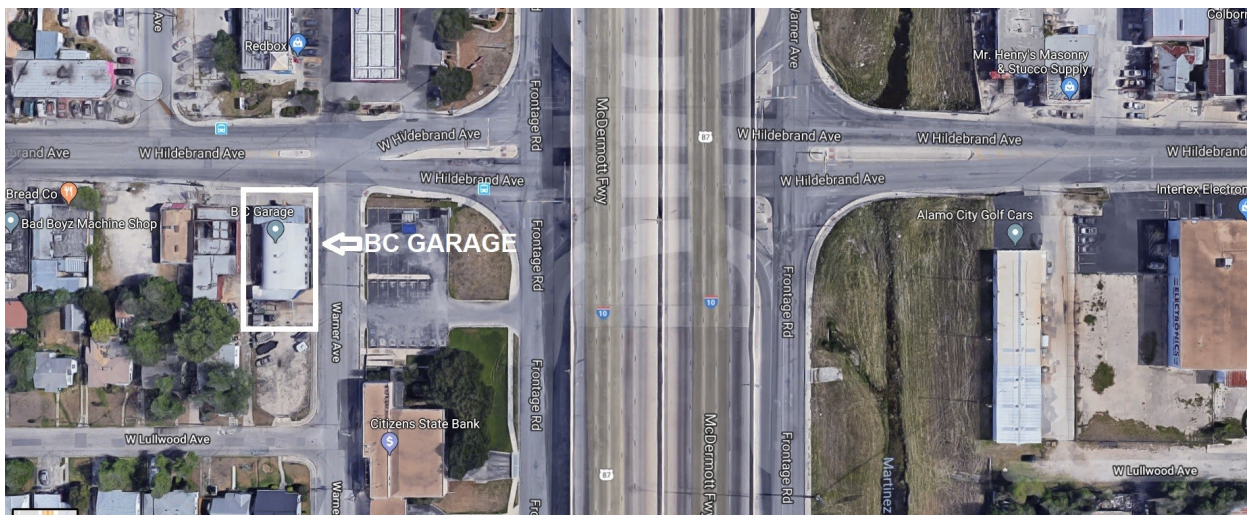
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View from I-10 Access Road



View from I-10 Overpass



Aerial View

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Storage Space



Plenty of room to park cars in the back

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Information About Brokerage Services

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

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov