



Cobb, Lundquist & Atnip, Inc.
 700 Everhart, Suite F-11
 Corpus Christi, Texas 78411
 AC 361 854-4448
 Fax 361 854-4498
 E-MAIL info@CLArealtors.com
www.CLArealtors.com



COMMERCIAL, INDUSTRIAL,
 FARM & RANCH PROPERTIES

REDUCED!

OFFICE BUILDING FOR SALE
Corpus Christi, Texas

REDUCED!

LOCATION: 3210 Reid Drive

LEGAL DESCRIPTION: (3210) Lindale Park 4, Lots 5 & 6, Easements & App, Block C

PROPERTY DESCRIPTION: The land area is 14,388 ± sf (approx. 50 FF x 288').
 The building total square footage is 6,179 sf usable – 6,974 sf gross.

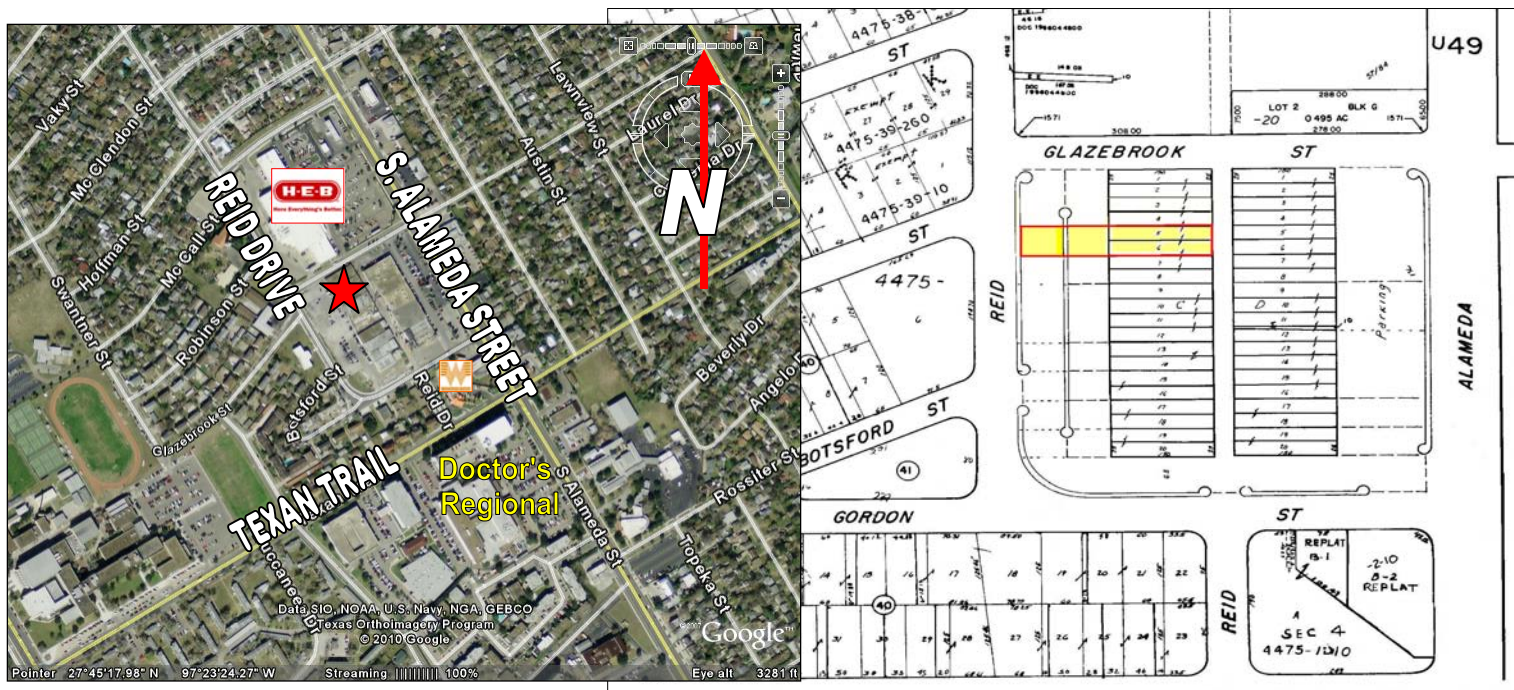
GROSS ANNUAL RENTS: \$34,560 **ANNUAL EXPENSES:** \$17,724 ± **NOI*:** \$13,239.94 ±
 *(Does not include insurance)

PRICE: \$250,000.00 **\$165,000**

ZONING: B-4 (General Business District) **TAXES:** \$3,596.06 (2010)

COMMENTS: The property is surrounded by established business properties, mainly multi-tenant offices. Across Reid Drive is low-density multi-family. Across the access alley is a retail strip center, which is currently planned to become medical condos. In close proximity is an H.E. B. grocery store, Whataburger and the Doctor's Regional Medical Center. Total occupancy is 52% and average rent/per square foot is \$0.90.

CONTACT: WAYNE LUNDQUIST, Wayne@CLArealtors.com



This information has been secured from reliable sources, and although we do not guarantee it, we believe it to be correct. Offering is subject to prior sale, change or withdrawal without notice.