

\$17,044 - 7280 Utsa Blvd 109, San Antonio

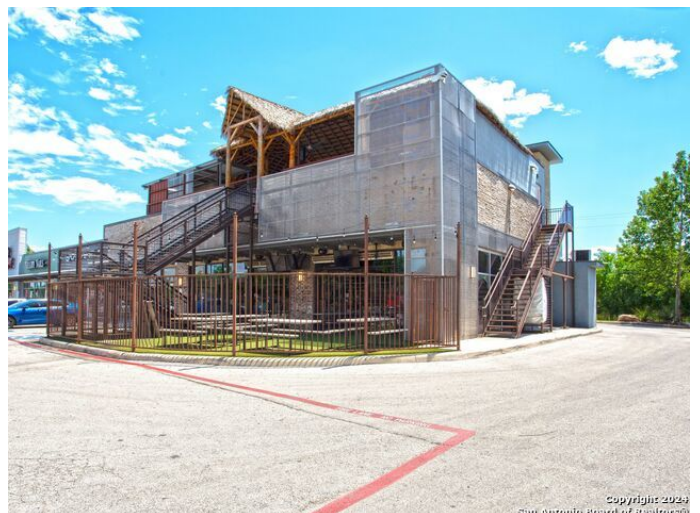
MLS® #1770036

\$17,044

Bedroom, Bathroom,
Commercial on 3.23 Acres

N/A, San Antonio, TX

Nestled at the lively intersection of Babcock Rd, just a stone's throw away from the UTSA campus, sits an exceptional end-cap restaurant opportunity poised to become the next dining hotspot. This prime spot offers more than just easy access; it promises a steady flow of customers from the nearby university and residential areas. Spanning a generous 5225+/- square feet on the main level, it provides ample room for a spacious dining area, a welcoming bar, and a well-equipped kitchen capable of handling high-volume orders. But the appeal of this property doesn't stop there. The second floor boasts an extra 1800+/- square feet, ideal for private dining, special occasions, or an exclusive lounge area, offering guests a unique dining experience that blends intimacy with sweeping views. Perfect for private gatherings, or corporate functions, all benefiting from this exclusive space. Adding to its charm is the 688+/- square foot patio on the lower level, a must-have for dining venues in regions blessed with pleasant weather. This outdoor area can be transformed into a charming dining spot, attracting patrons who delight in outdoor dining. With ample parking for guests, this location ensures a hassle-free experience, making it not just a culinary journey but a convenient one. In a market that values location, ambiance, and ease, this property shines as a golden opportunity for restaurateurs looking to leave their mark on the local dining scene. Asking \$29/SF and



\$1.40 NNN - 5 Year Lease Minimum.

Built in 2016

Essential Information

MLS® #	1770036
Price	\$17,044
Acres	3.23
Year Built	2016
Type	Commercial
Status	Active

Community Information

Address	7280 Utsa Blvd 109
Area	0400
Subdivision	N/A
City	San Antonio
County	Bexar
State	TX
Zip Code	78249

Amenities

Utilities	Electricity, Gas, Sewer, Water
Parking Spaces	151

Interior

Heating	Central
Cooling	Central
# of Stories	2.0
Stories	2

Exterior

Roof	Metal, Other
Construction	Masonry/Steel

School Information

District	Northside
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Additional Information

Date Listed	April 26th, 2024
Days on Market	396
Zoning	C-2

Listing Details

Listing Agent	Paola Seifer
Listing Office	Kuper Sotheby's Int'l Realty

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