



Property Description: Other
Units: 0
Apx Year Built: 1972
Total # Baths: 3
Apx SqFt: 6920
SqFt Source: Owner
For Sale: Sale
Price Per SQFT: \$65.03

County: Uvalde
Zoning Code: Commercial
Apx Acreage: 0.75
Land Size Apx SqFt: 32670.00
Land Dimensions:
Road Frontage Feet:
FEMA Flood Zone:
Deed Restrictions:

Tax ID #: 18836 **Tax Year:** 2017 **Taxes Total \$:** 2492.00

Legal Desc: .75 acres to be surveyed out of ABSTRACT 0216 SURVEY 75 SURBER & SONS 1.8578

Business Name: Surber Tire

Gross Receipts: **Cost of Sales:** **Total Expenses:** \$0.00

Retail Elec Provider: **Gas Company Provider:**

Sewer: **Septic Size:**

Features: Security System
Appliances: Other-See Remarks

Construction: Metal **Heat:** Central Electric
Siding: Metal Siding **Cooling:** Central Electric
Roof: Metal **Windows:** Aluminum
Water Heater: Electric **Underground Tank:**
Water Htr Gal:

Owner Name: William C. and Cristina L. Surber

Occupancy: Owner **Showing:** Appt Needed, Keys in Office

Possession: Closing & Funding **Financing:** Cash, Conventional

SAC: 3% **Agent Owned:** No **Agency Type:** Exclusive Right to Sell **Coop:** Both

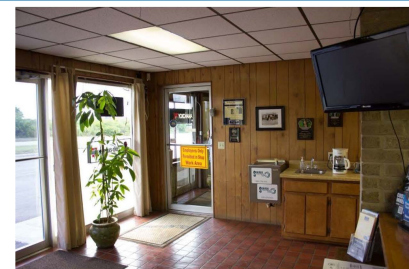
Seller Pd Expenses: No **Disclosure Statement:** Yes

Directions: From downtown, head east on Hwy 90 until you reach the traffic light at the corner of Hwy 90 and Ham Lane. Turn right and go approximately 1/4 mile. Property will be on west (right) side of the road.

Public Remarks: In operation since 1972, Surber Tire Center is a familiar, well-established, and thriving business in Uvalde. For years, it has serviced vehicles from the oil field, hospital, airport, border patrol, farm and ranch operations, and the general public. The building itself is nearly 7000 sq ft and includes a reception area, private office, three baths, several storage rooms, and large work space with 4 bays (3 with lifts, 1. Within that space, there is room to add three more bays and 2-3 bays in the back of the building. Hydraulic lifts are included, and other equipment and inventory are negotiable if a turnkey business opportunity is desired. The property lends itself to many other situations as well, with its great location, square footage, and parking. Financials available upon request

Private Remarks: There are two residences with around 3.5 acres behind the property that are for sale for \$300,000. Will be on MLS soon!

Display on Internet: Yes **Display Address:** Yes **Allow AVM:** No **Allow Comments:** No
Org LP: \$450,000 **List Dt:** 7/7/2018 **Expr Dt:** 1/7/2019 **Pndg Dt:** **DOM:** 5



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