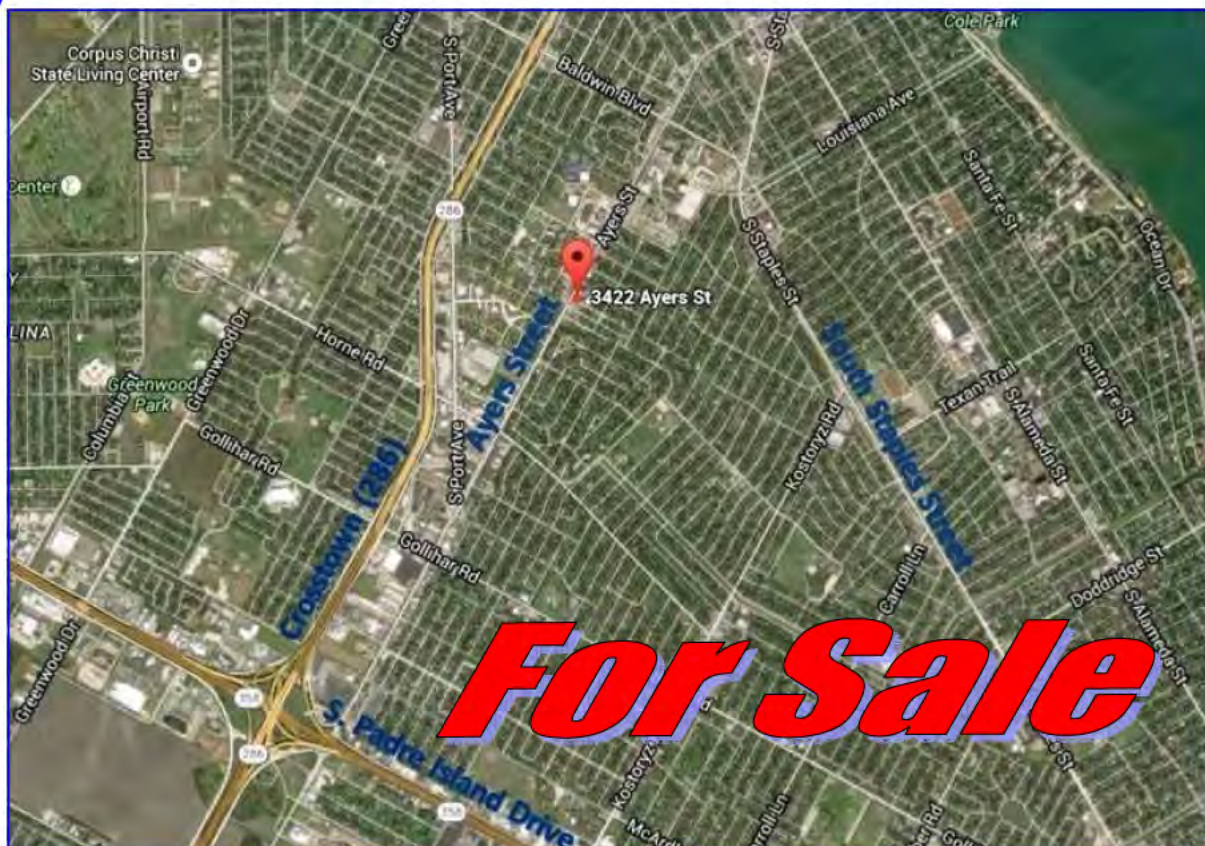
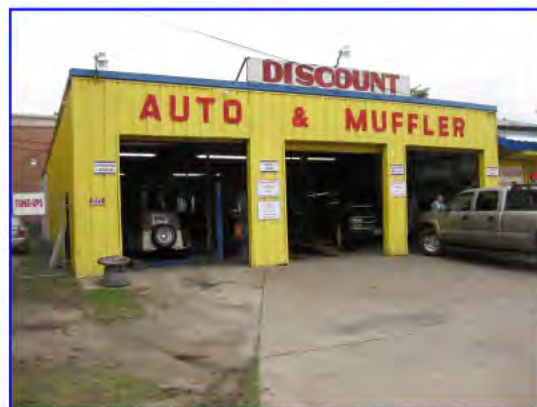


# VEHICLE REPAIR SHOP FOR SALE

3422 Ayers Street  
Corpus Christi, Texas 78404



- Asking Price: \$164,500
- Visible corner location near Del Mar College
- Property Fronts on Ayers Street ( $\pm 140$  FF) at Watson Street ( $\pm 100'$ )
- 5 Bays, office and storage
- Concrete paving
- Zoned "CN-2" Neighborhood Commercial
- Adjacent  $\pm 1.64$  church location also available



## Contact:

Jim Villaume CCIM, MAI  
361-688-1987

# SRR

• STEVE ROBERTS REALTY •

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# STEVE ROBERTS REALTY

Your Professional Commercial – Industrial Real Estate Source

5934 S. Staples, Suite 202  
Corpus Christi, Texas, 78413

TEL: 361/993-1125

FAX: 361/993-1127

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## VEHICLE REPAIR SHOP SALE OFFERING

**PROPERTY NAME** : Discount Auto and Muffler

**PROPERTY ADDRESS** : 3422 Ayers Street, Corpus Christi 78404

**LEGAL DESCRIPTION** : Lots 13 & 14, Block 10, Southmoreland, city of  
Corpus Christi, county of Nueces, Texas

**SITE SIZE** : Approximately 14,000 SF or 0.32 Acres  
Corner location. ± 140 FF Ayers & ± 100' Watson

**IMPROVEMENTS** : ± 4456 SF GBA one-story metal building built in 1958  
with 5 bays, office and storage. Concrete paving.  
Property is located on a visible corner. Traffic count is  
over 16,000 vehicles per day.

**ASKING PRICE** : \$164,500

**UNIT PRICE** : \$36.92/SF

**TERMS** : Cash to Seller

**ZONING** : "CN-2" Neighborhood Commercial

**TAXES** : '16 AV \$83,545 '15 Tax \$2,121/year

**LISTOR:** Jim Villaume, CCIM, MAI

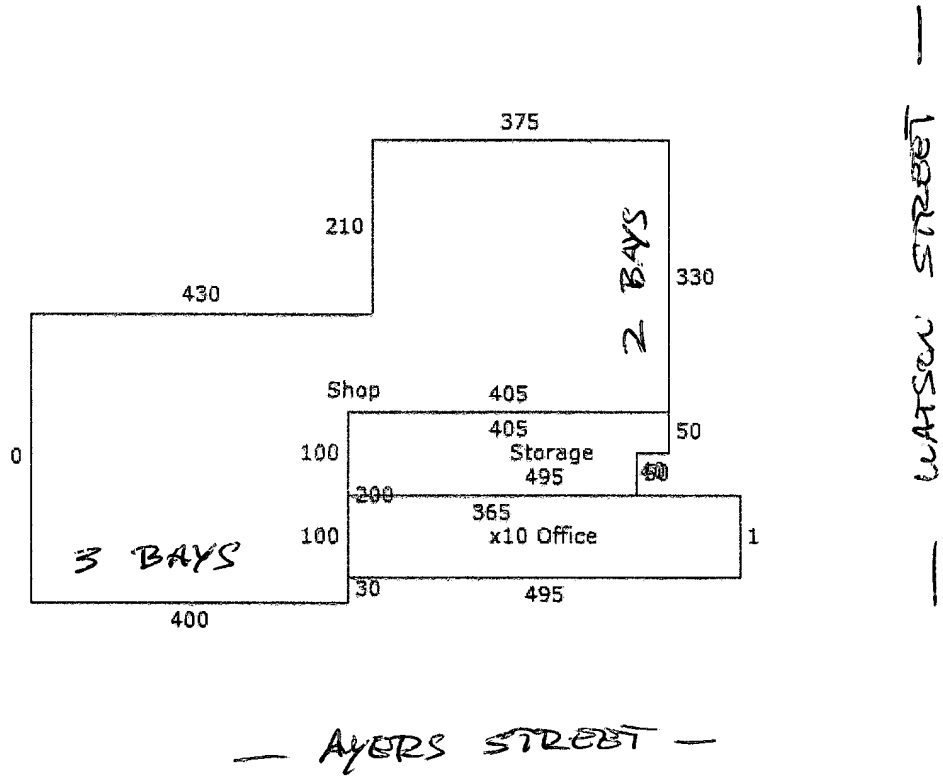
**FOR SHOWING :** Call Listor

**COMMENTS:** Visible corner location on Ayers Street near Del Mar College offering a vehicle repair shop with multiple bays.

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Building 1

Size Selected: 400x400





3422 Ayers, Corpus Christi, Texas 78404  
Photo Page

