

Offered By:

Office: 956-761-2040

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Troy Giles
TROY GILES REALTY

5813 PADRE BOULEVARD
SOUTH PADRE ISLAND, TX 78597
www.TroyGilesRealty.com

5908 PADRE BLVD.

7,000 Sq. Ft. Commercial Building
240' Padre Blvd Frontage



This 7, 000+/- sq. ft. commercial building is suitable for most commercial ventures including a night club, sports bar, health spa, gallery, retail shops, pool hall, showroom warehouse, or offices. Building lies on 4 lots offering 240' of frontage directly on Padre Boulevard with ample parking. Newly remodeled inside and outside with over \$175, 000 in facility assets. -27 Televisions, fully integrated POS System, ENC Audio Systems, Multiple lighting systems, full DJ system, ANIBEL security cameras, office equipment, kitchen equipment, walk-in coolers, multiple seating arrangements, pool tables

Sales Price: **\$1,600,000.00**
or **\$5,000.00/month Absolute Net Lease**

Listing Agent: Troy Giles (956) 551-2040
Troy@TroyGilesRealty.com

Although this information is believed to be accurate, it can not be guaranteed. Price and terms subject to change without notice.
Principal Broker: Troy Giles
License Number: 0558083

MLS #: C88513A (Active) List Price: \$1,600,000

5908 Padre Blvd. South Padre Island, TX 78597



TYPE OF PROPERTY: Bar/Tavern, Commercial, Office, Restaurant, Retail	UNIT #: STREET NAME - OTHER:
TTL BLDG UNITS: 1	BUILDING NAME: The 5908 Padre Blvd Building
EST LAND SQFT: 34080	COUNTY: Cameron
SOURCE LAND SQFT: CCAD	TOWN: South Padre Island
EST A/C SQFT: 6412	SUBDIVISION: Fiesta Isles
SOURCE SQFT: CCAD	SCHOOL DISTRICT: PIISD
EST IMPROVEMENT SQFT: 6412	ZONING: Comm
SOURCE IMPROVEMENT SQFT: CCAD	
YEAR BUILT: 1984	

LOT #: 8-9**BLOCK #:** 195**UNIT/PARCEL:****SUBDIVISION-OTHER:****LOT SIZE/ACREAGE:** 240 x 142**LOT SIZE/ACREAGE SOURCE:** CCAD**LOCATION DESC:** Padre Blvd Frontage**ACCESS:** Street-City**INSURANCE AMOUNT:****INSR INCL/FEE:** No**RENTAL UNIT:** No**RENTAL AGY PHONE #:****CURRENT LONG TERM LEASE:** No**TERMS OF LEASE:** Other-See Remarks**TAXES:** 10521.19**TAX YEAR:** 2017**TAX ID #:** 67-1600-1950-0080-00**HOA INCLUDES:****DOCUMENTS ON FILE:** Survey, Other-See Remarks**IRRIGATION FEE:****IRRIGATION PROVIDER:****CONSTRUCTION:** Block**UTILITIES:** Cable TV, Electricity, Water District**ROOF SYSTEM:****FLOORING:** Carpet, Vinyl**COOLING/HEATING:** Central Electric**MISCELLANEOUS:****ENERGY FEATURES:****AMENITIES:** Pole Sign**PARKING:** Paved**LEGAL DESCRIPTION:** Lots 8 & 9 Block 195 Fiesta Isles Subdivision

PUBLIC REMARKS: For Sale or Lease - This 7,000 sq. ft. commercial building is suitable for most commercial ventures including a night club, sports bar, health spa, gallery retail shops, pool hall, showroom warehouse, or offices. Building lies on 4 lots offering 240' of frontage directly on Padre Boulevard with ample parking, new A/C maintenance contract, fully integrated POS system, ENC audio systems, multiple lighting systems, full DJ system, Anibel security cameras, office equipment, kitchen equipment, walk in coolers, and multiple seating arrangements

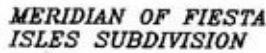
DIRECTIONS: Located 3.2 miles North of the Queen Isabella Causeway on the East side of Padre Blvd.

AGENT REMARKS: Please schedule showings through Navica. Seller/Landlord can be very creative regarding a lease/lease purchase and sale. Seller needs a brief business plan of prospective lessee.

CO-BROKER COMMISSION: 3 **VARIABLE COMMISSION:** No **FORECLOSURE/REO:** No **SHORT SALE:** No**SELLER NAME:** 1219 Island Holdings, LLC**POSSESSION:****FIRST RIGHT OF REFUSAL:** No**PROPOSED FINANCING:** Conventional, Other-See Remarks**SHOWING INSTRUCTIONS:** Call LO-Appointment, Other-See Remarks**DISPLAY ON INTERNET:** Yes**DISPLAY ADDRESS:** Yes**ALLOW AVM:** No**ALLOW COMMENTS:** No**EXPIRE DATE:****DAYS ON MARKET:** 7**LICENSED SUPERVISOR:** Giles**Office Name:** Troy Giles Realty & Management (#:23)**Listing Agent:** Troy Giles (#:5)**Main:** (956) 761-2040**Agent Email:** troy@troygilesrealty.com **Contact #:** (956) 551-2040**Fax:** (956) 761-6080**License Number:** 0183902**Office Corporate License:** 558083

SURVEY

- 1) THIS TRACT LIES IN FLOOD ZONES SHOWN AS PER THE F.I.A. FLOOD INSURANCE RATE MAP OF COMMUNITY NO. #80115, PANEL NO. 0001 C, EFFECTIVE MAY 04, 1992.
- 2) THIS TRACT IS SUBJECT TO RESTRICTIONS RECORDED IN VOLUME 17, PAGE 43, MAP RECORDS OF CAMERON COUNTY, TEXAS.
- 3) FIELD MONUMENTATION ESTABLISHED ON GULF BLVD. FOR BASIS OF BEARING.

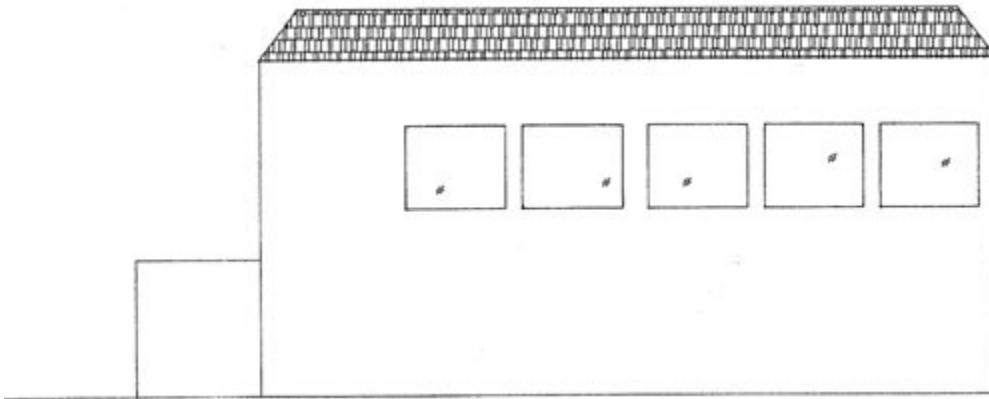


SURVEY OF

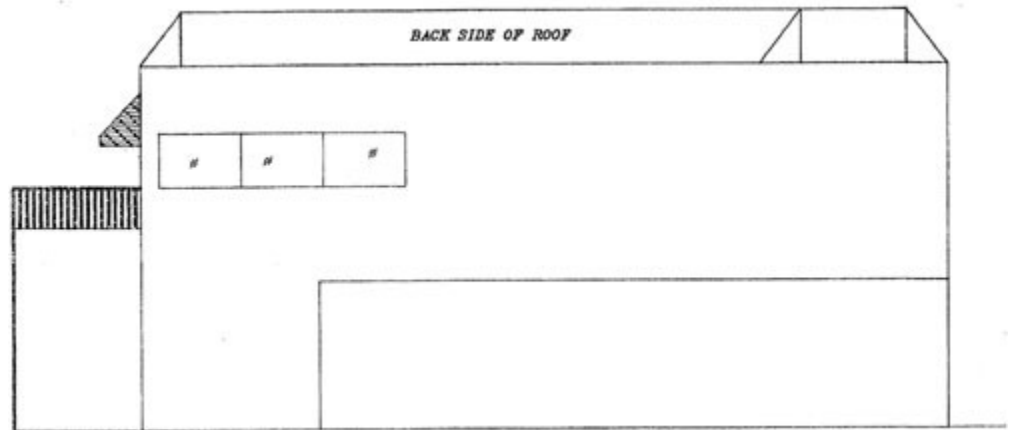
LOTS SIX (6), SEVEN (7), EIGHT (8), AND NINE (9), BLOCK ONE HUNDRED NINETY-FIVE (195), FIESTA ISLES SUBDIVISION, PADRE BEACH, SECTION XII, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP OF SAID SUBDIVISION RECORDED IN VOLUME 17, PAGE 43, MAP RECORDS OF CAMERON COUNTY, TEXAS.

SPACE PLANS

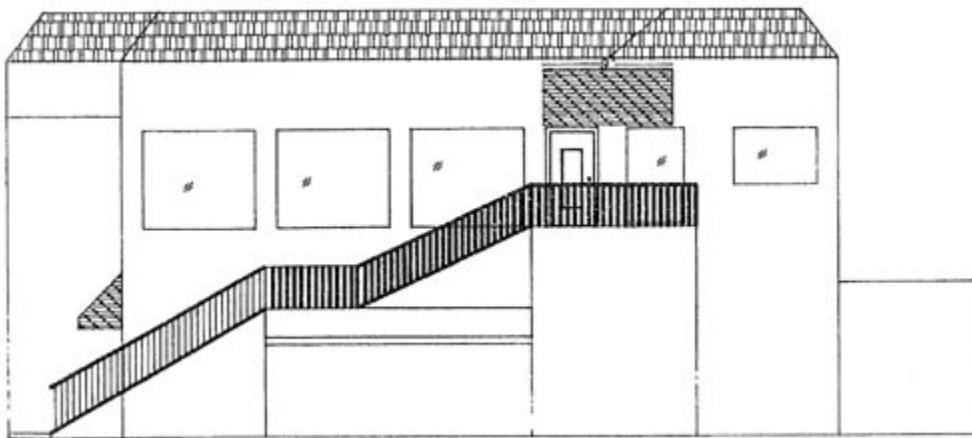
NORTH ELEVATION



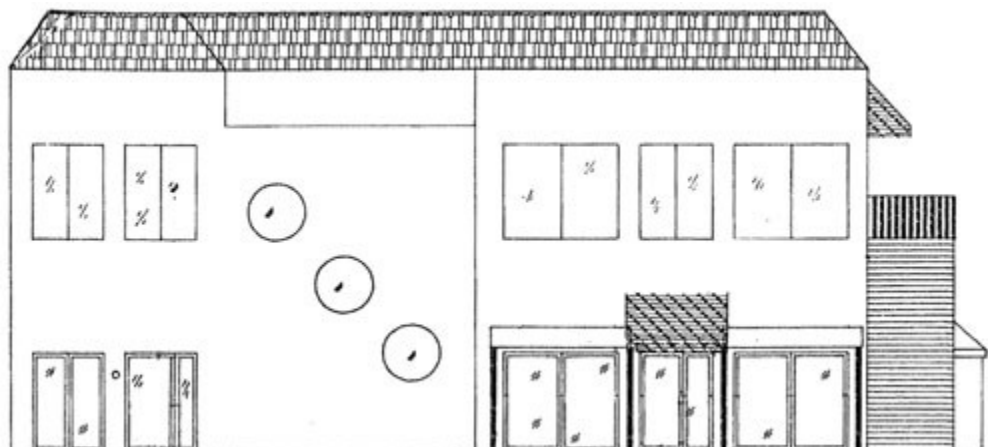
EAST ELEVATION →

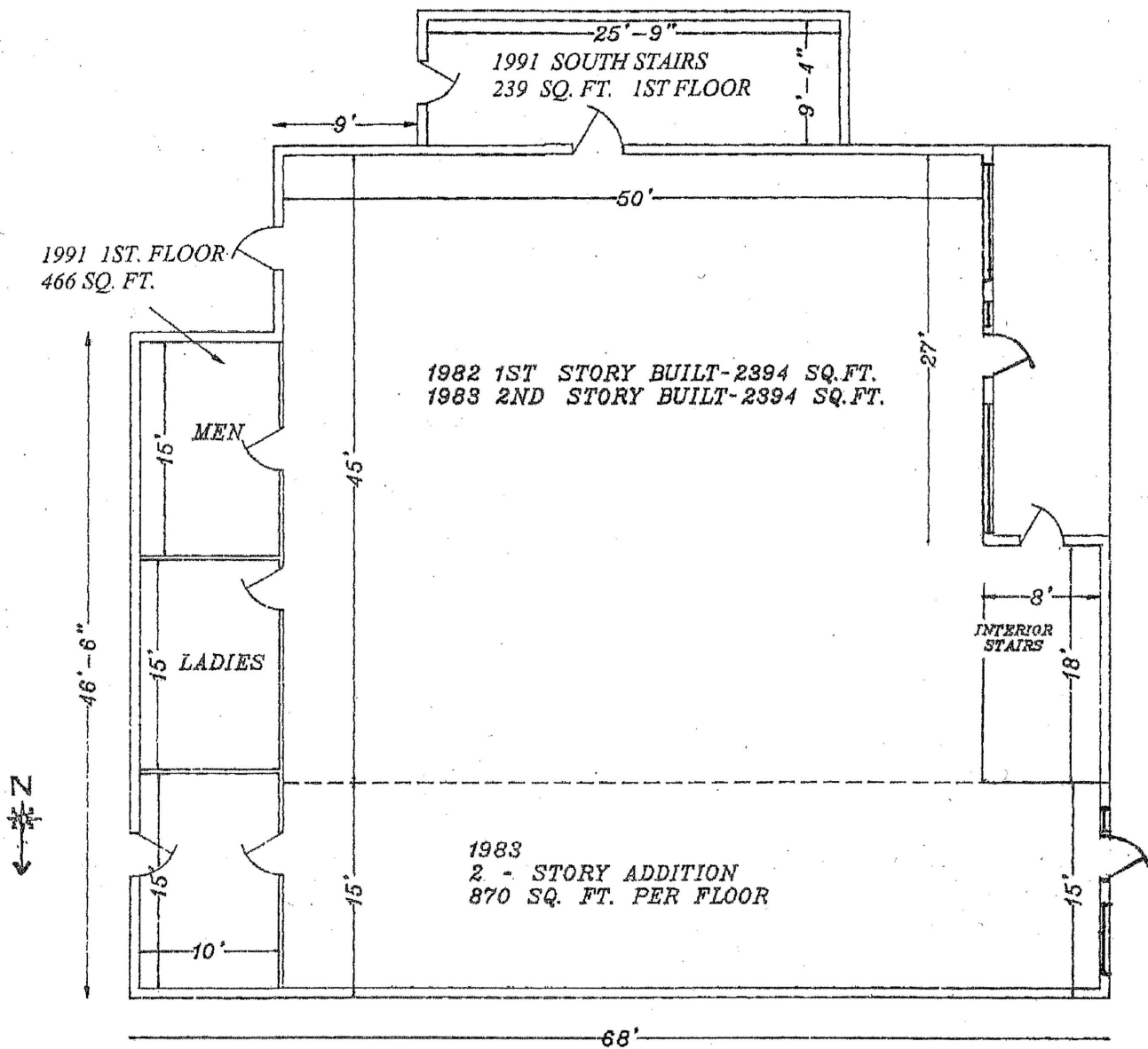


SOUTH ELEVATION ←



WEST ELEVATION →





AERIAL & MAP



PROPERTY AERIALS



PROPERTY AERIALS

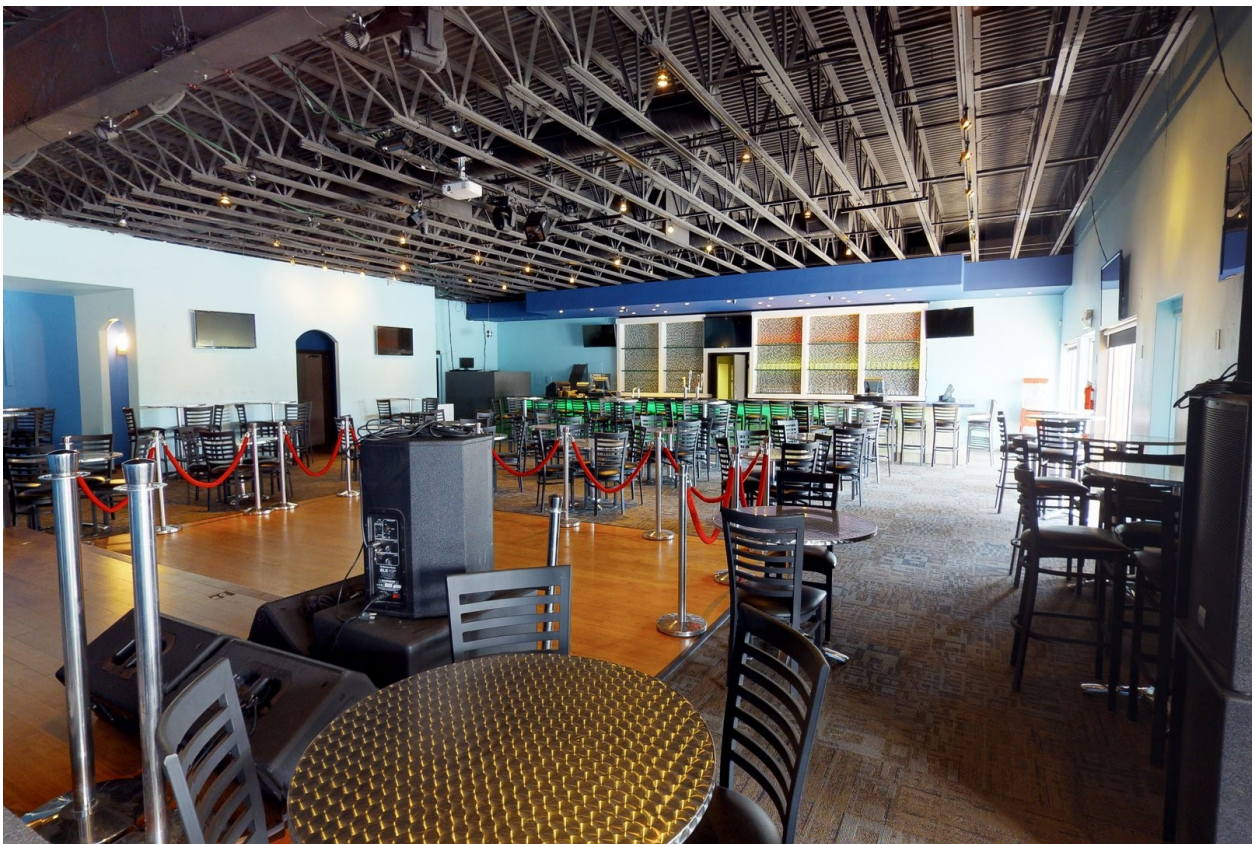


PROPERTY PHOTOGRAPHS





























Offered by:

Troy Giles, (956) 551-2040

TROY GILES REALTY

and

MANAGEMENT

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