

Offered By:



Office: 956-761-2040
Mobile: 956-551-2040

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

5908 PADRE BLVD

LEGAL DESCRIPTION:

Lot 6, 7, 8, and 9 Blk 195, Fiesta Isles Subd.

LOCATION:

5908 Padre Blvd., South Padre Island, Tx

YEAR BUILT:

1984

LOT SIZE:

240' x 142' Sq. Ft.

SQ. FT. :

6,412 Sq. Ft. (CCAD)

TAX I.D.:

67-1600-1950-0080-00

TAX RATE:

\$1.94 per \$100.00 of Assessed Value

TAXES:

\$10,521.19

ANNUAL INSURANCE:

TBD

SHOWING INSTRUCTIONS:

Call Troy Giles Realty for Appointment.

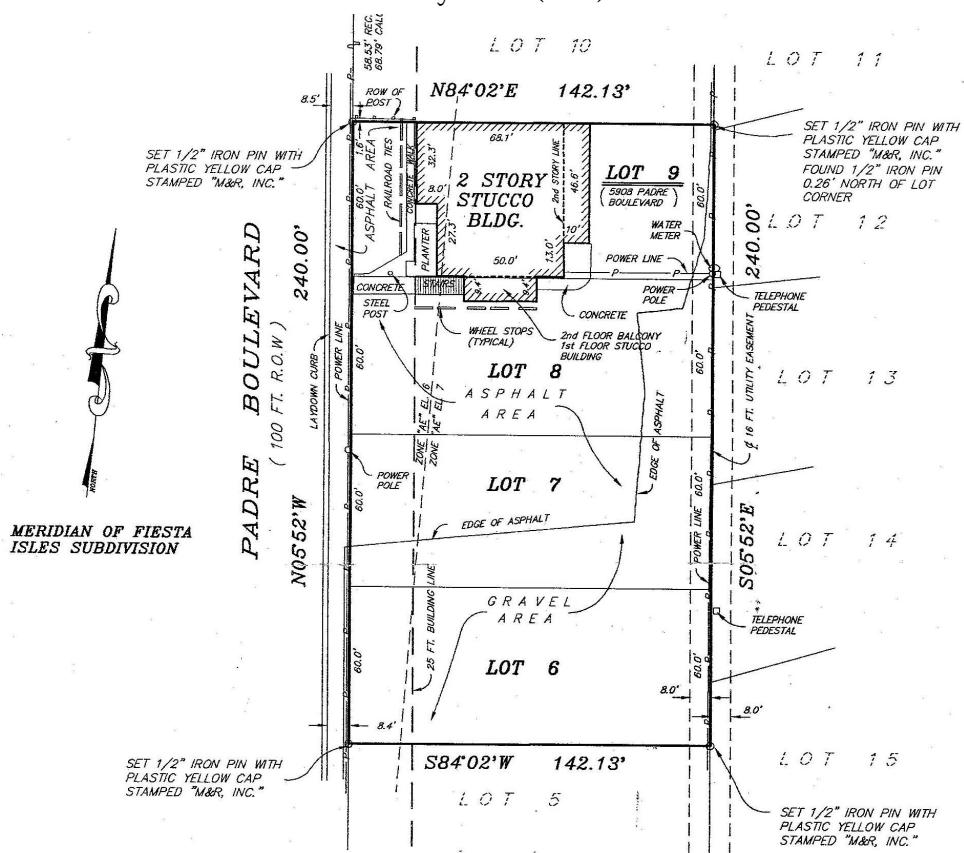
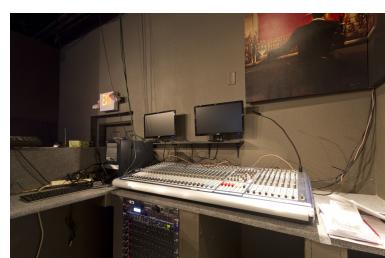
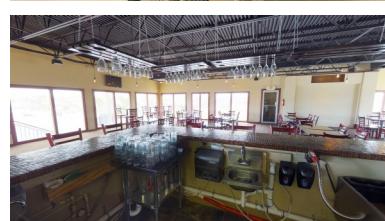
LIST PRICE:

\$1,600,000.00

LISTING AGENT:

\$5,000/mo. Absolute Net Lease

Troy Giles (956) 551-2040



TROY GILES REALTY

Texas Moon, Club Padre,
Pro-fit Gym

Ted's Restaurant

Habitat

Parklane

Las Brisas
Tierra Encantada

5908 PADRE BLVD.

The Kings

The Queens

Inverness

Surfside I & II
Florence I & II

Padre Oasis
Seabreeze II

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TYPE OF PROPERTY:
Bar/Tavern, Commercial, Office, Restaurant, Retail
TTL BLDG UNITS: 1
EST LAND SQFT: 34080
SOURCE LAND SQFT: CCAD
EST A/C SQFT: 6412
SOURCE SQFT: CCAD
EST IMPROVEMENT SQFT: 6412
SOURCE IMPROVEMENT SQFT: CCAD
YEAR BUILT: 1984

UNIT #:
STREET NAME - OTHER:
BUILDING NAME: The 5908 Padre Blvd Building
COUNTY: Cameron
TOWN: South Padre Island
SUBDIVISION: Fiesta Isles
SCHOOL DISTRICT: PIISD
ZONING: Comm

LOT #: 8-9 **BLOCK #:** 195

UNIT/PARCEL:

SUBDIVISION-OTHER:

LOT SIZE/ACREAGE SOURCE: CCAD

LOT SIZE/ACREAGE: 240 x 142

ACCESS: Street-City

LOCATION DESC: Padre Blvd Frontage

INSR INCL/FEE: No

RENTAL UNIT: No

INSURANCE AMOUNT:

CURRENT LONG TERM LEASE: No

RENTAL AGY PHONE #:

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

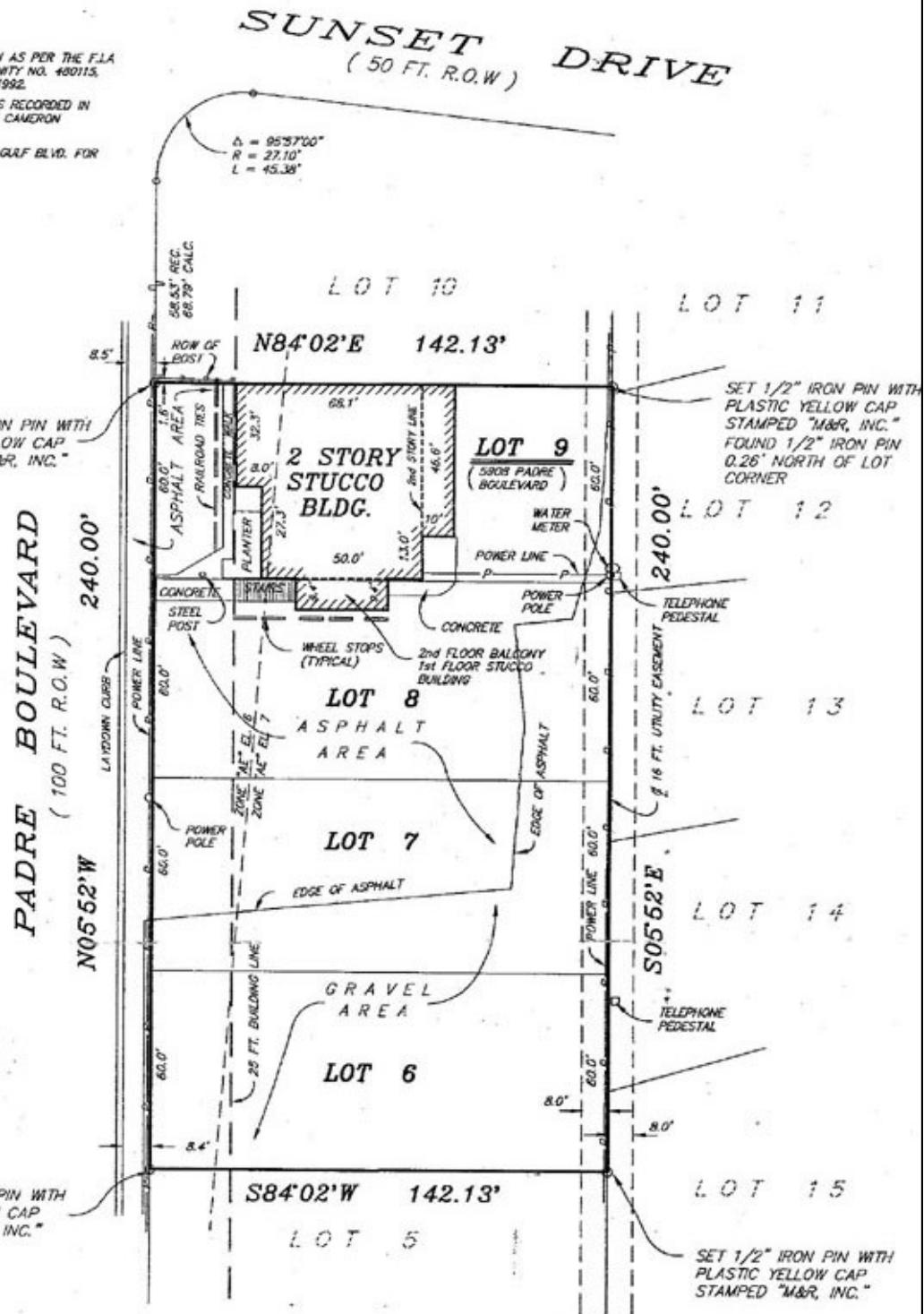
Office Corporate License: 558083

SURVEY

NOTES

- 1) THIS TRACT LIES IN FLOOD ZONES SHOWN AS PER THE F.L.A. FLOOD INSURANCE RATE MAP OF COMMUNITY NO. 480115, PANEL NO. 0001 C, EFFECTIVE MAY 04, 1992.
- 2) THIS TRACT IS SUBJECT TO RESTRICTIONS RECORDED IN VOLUME 12, PAGE 43, MAP RECORDS OF CAMERON COUNTY, TEXAS.
- 3) HELD MONUMENTATION ESTABLISHED ON GULF BLVD. FOR BASIS OF BEARING.

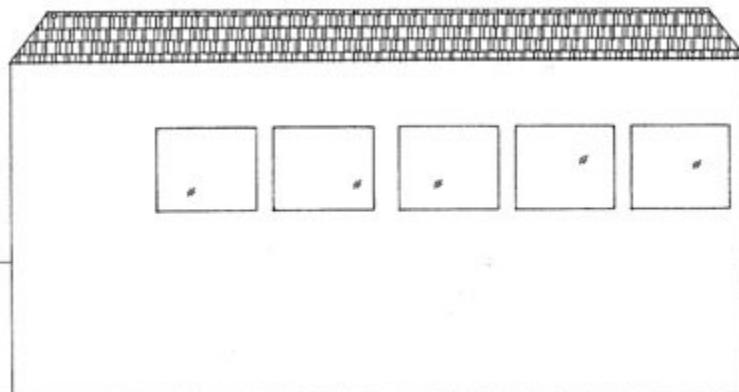
**MERIDIAN OF FIESTA
ISLES SUBDIVISION**



SURVEY OF

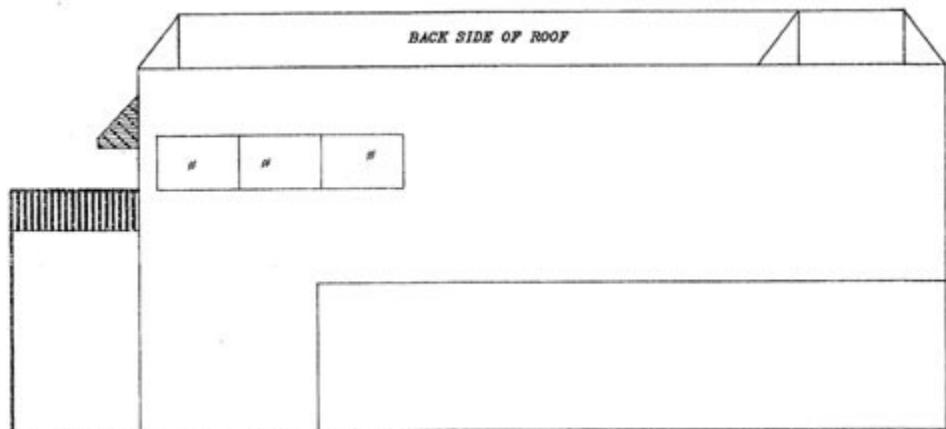
LOTS SIX (6), SEVEN (7), EIGHT (8), AND NINE (9), BLOCK
ONE HUNDRED NINETY-FIVE (195), FIESTA ISLES SUBDIVISION,
PADRE BEACH, SECTION XII, CAMERON COUNTY, TEXAS, ACCORDING
TO THE MAP OF SAID SUBDIVISION RECORDED IN VOLUME 17, PAGE
43, MAP RECORDS OF CAMERON COUNTY, TEXAS.

SPACE PLANS

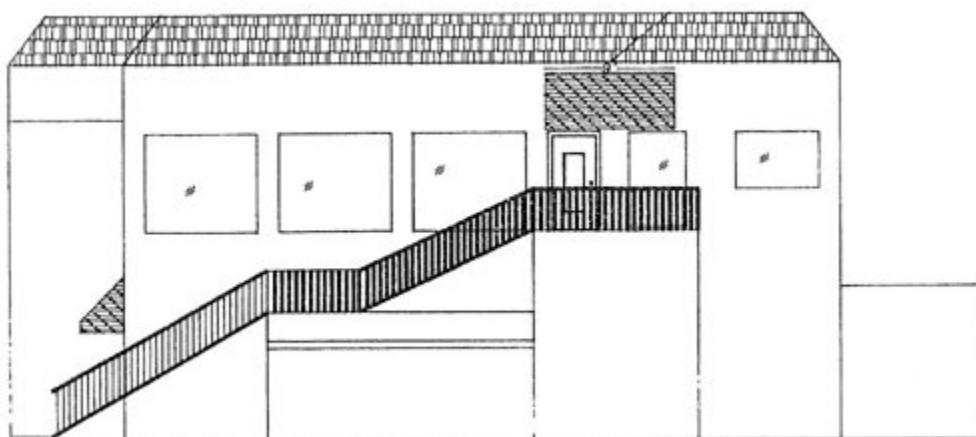


NORTH ELEVATION

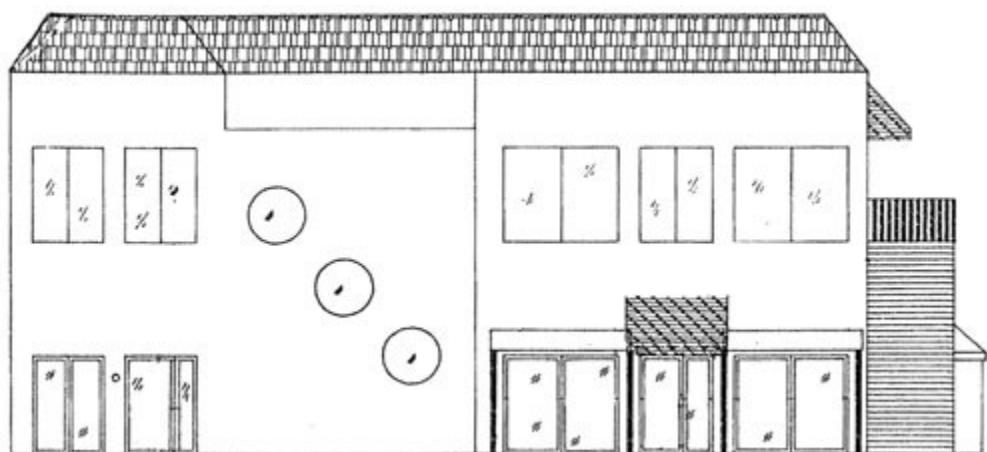
EAST ELEVATION →

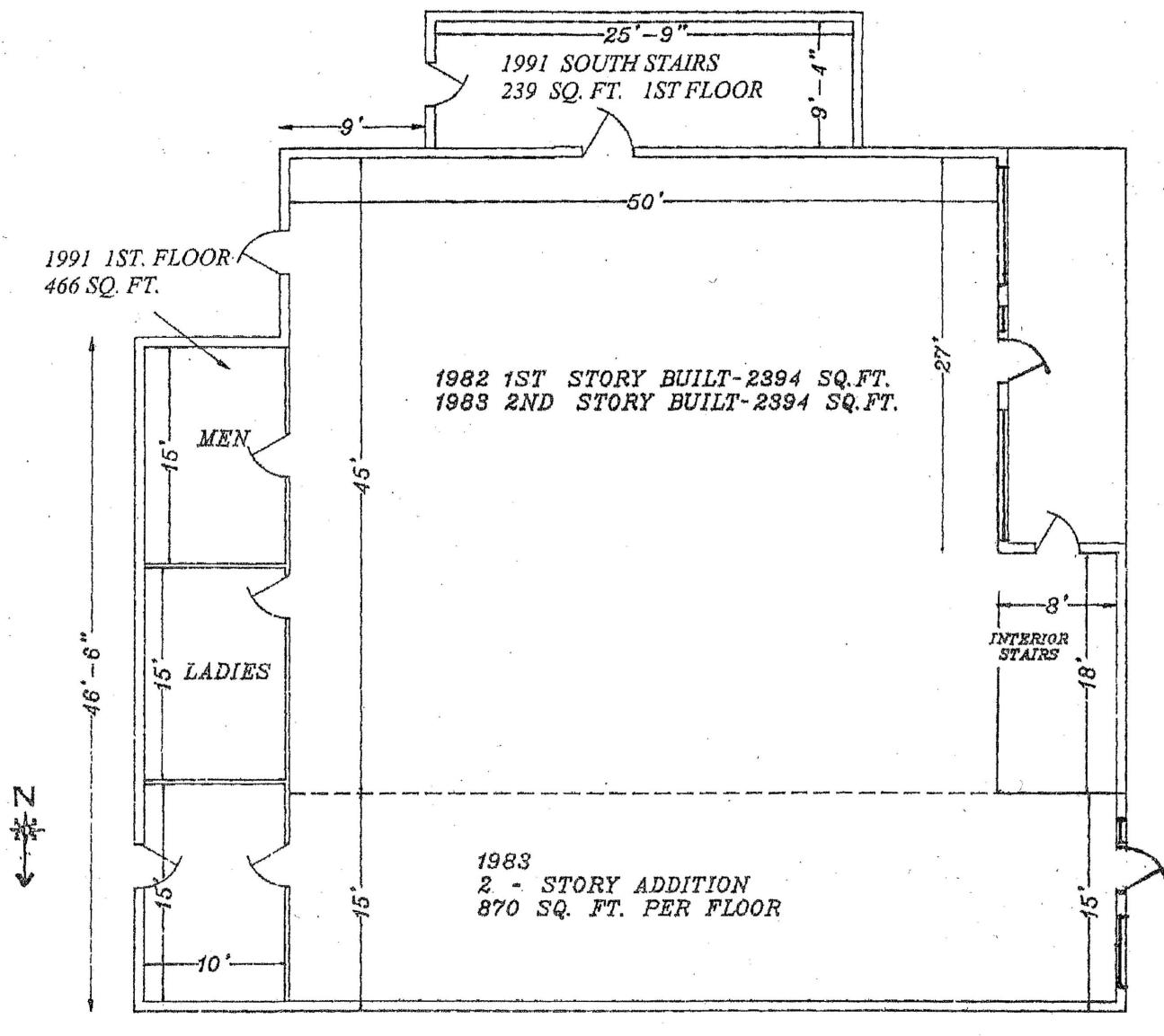


← SOUTH ELEVATION



WEST ELEVATION →





AERIAL & MAP



PROPERTY AERIALS



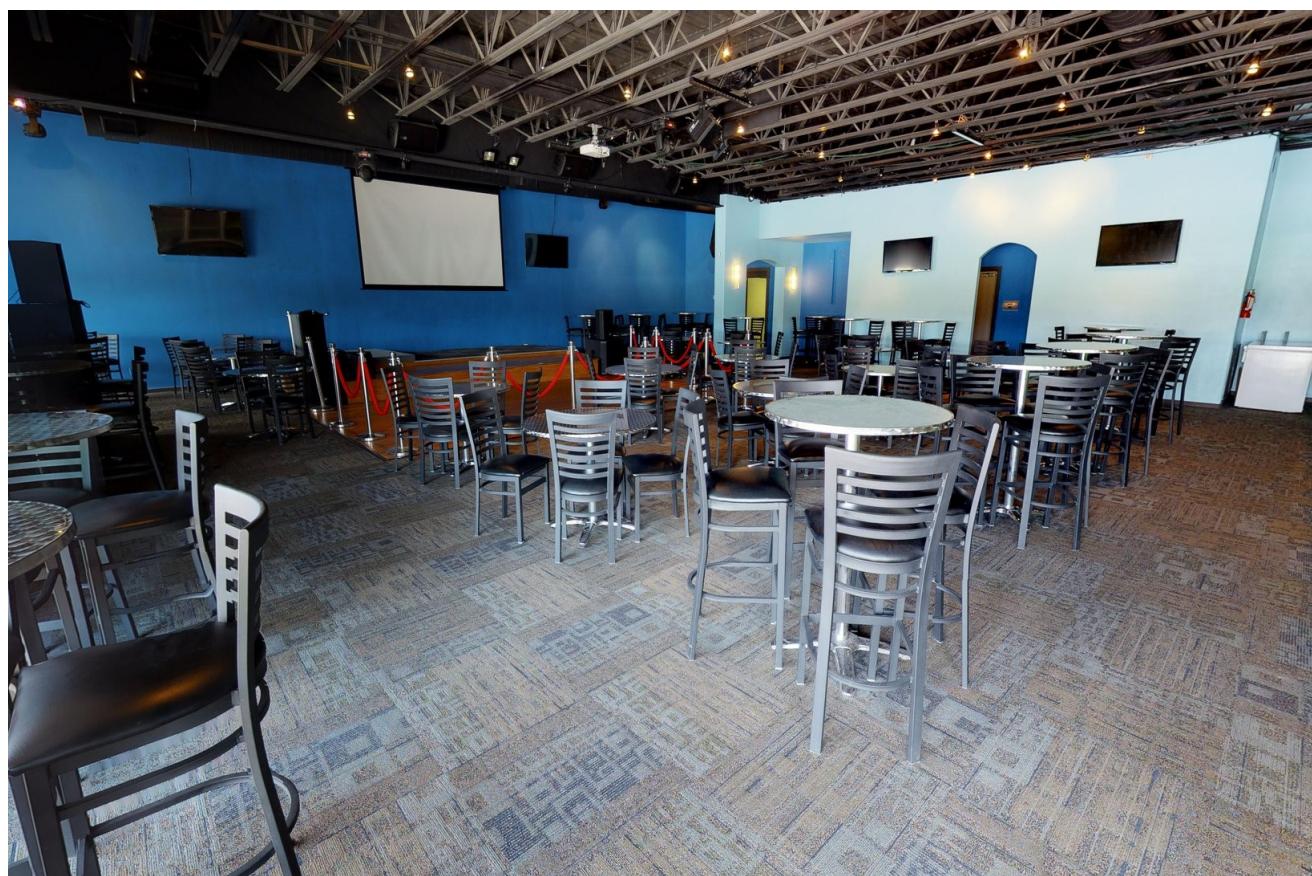
PROPERTY AERIALS

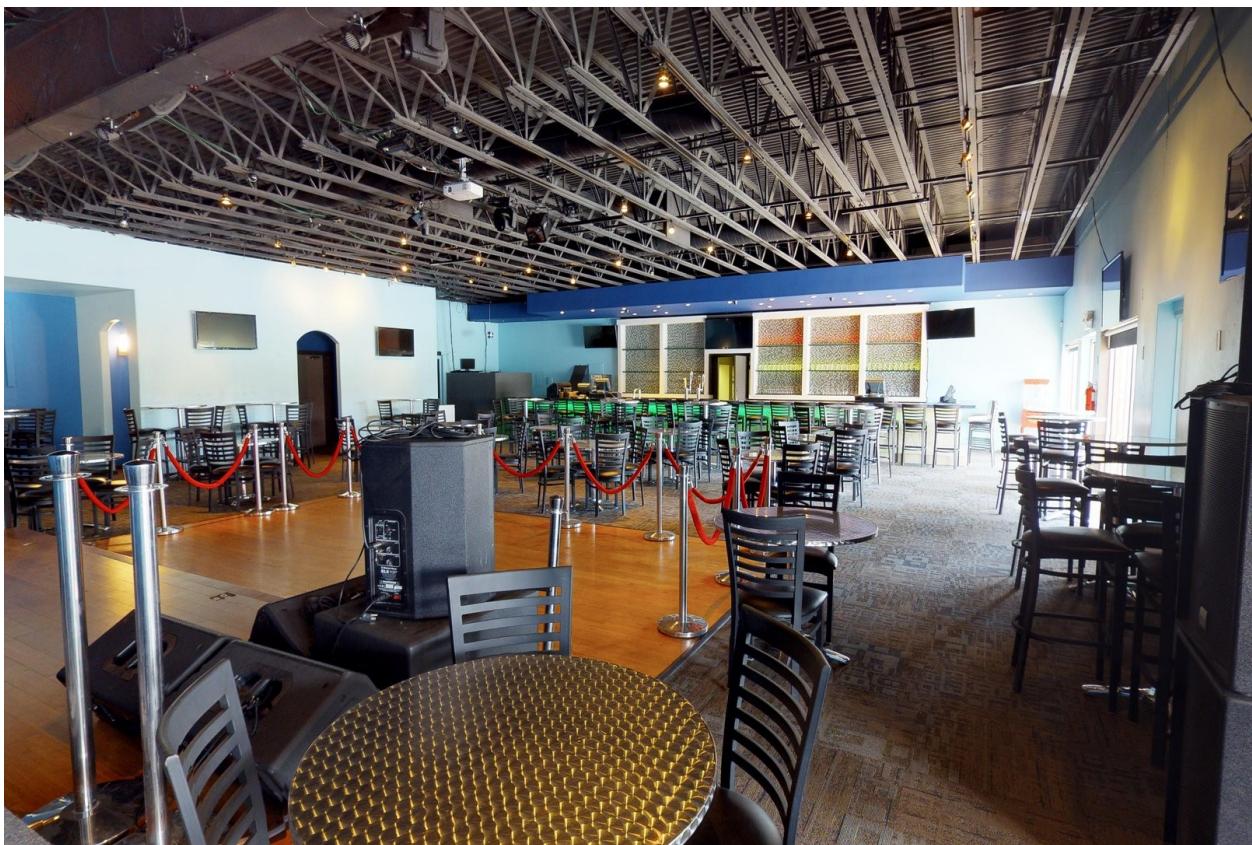
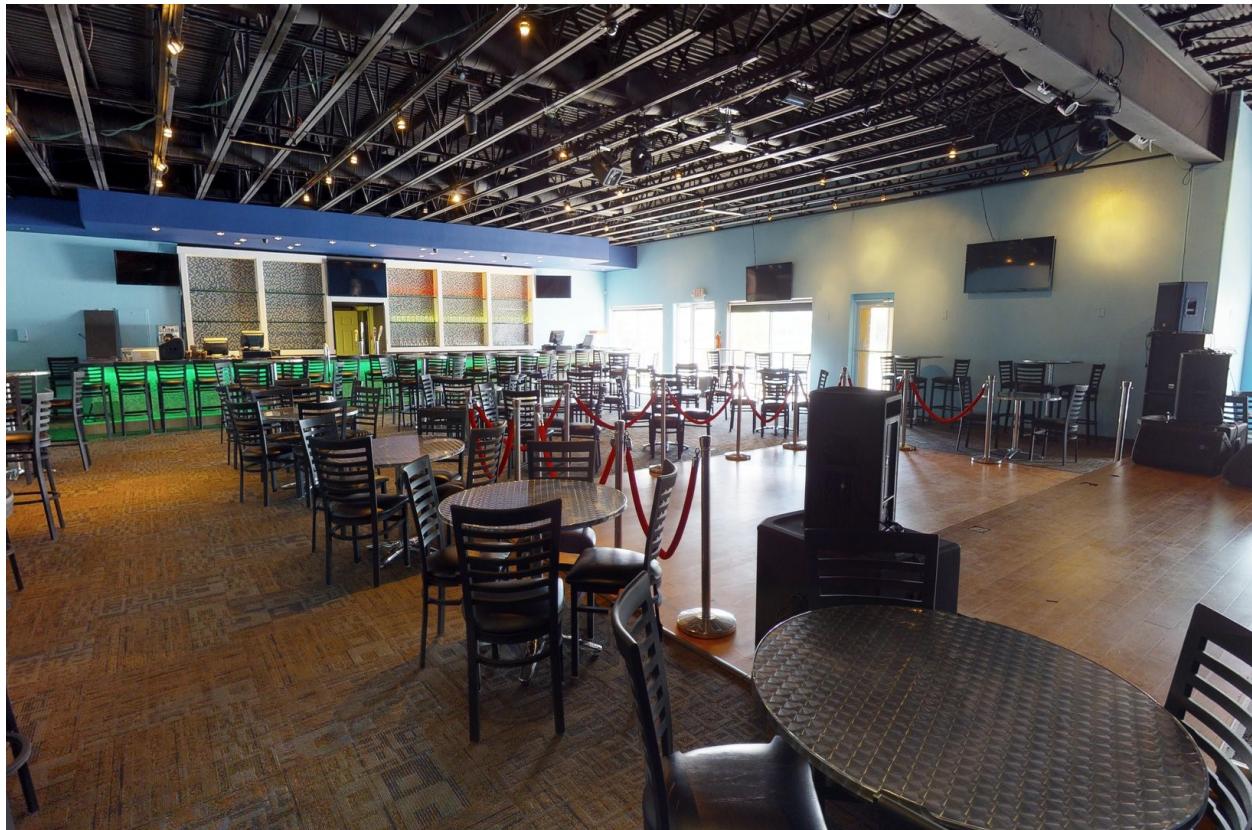


PROPERTY PHOTOGRAPHS





























Offered by:

Troy Giles, (956) 551-2040

TROY GILES REALTY

and

MANAGEMENT

(956) 761-2040 · www.tgreo.com