



The Continental Building

6836 San Pedro Ave, San Antonio, TX 78217

21,901 SF Office Building Available
Along San Pedro Ave

Price: \$1,750,000

Property Overview

The Continental Building



SALES PRICE

\$1,750,000 (\$79.91/SF)

BUILDING SF

21,901 SF

LOT SIZE

0.33 Acres

LOCATION

6836 San Pedro Ave,
San Antonio, TX 78216

YEAR BUILT

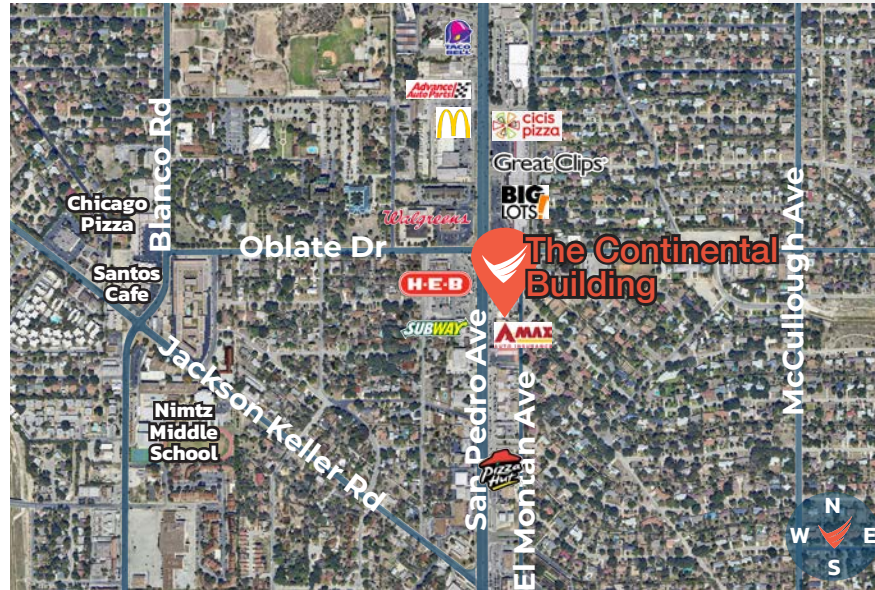
1963 (Renovated in 2022)

ZONING

C-2

PROPERTY DETAILS

- Priced well below replacement cost!
- Property is currently set-up with multiple small suites
- All tenants are on short-term leases to provide flexibility to a future owner
- Current Occupancy - 41%
- Strong visibility along the heavily-trafficked San Pedro Avenue
- Across from HEB



Site Map

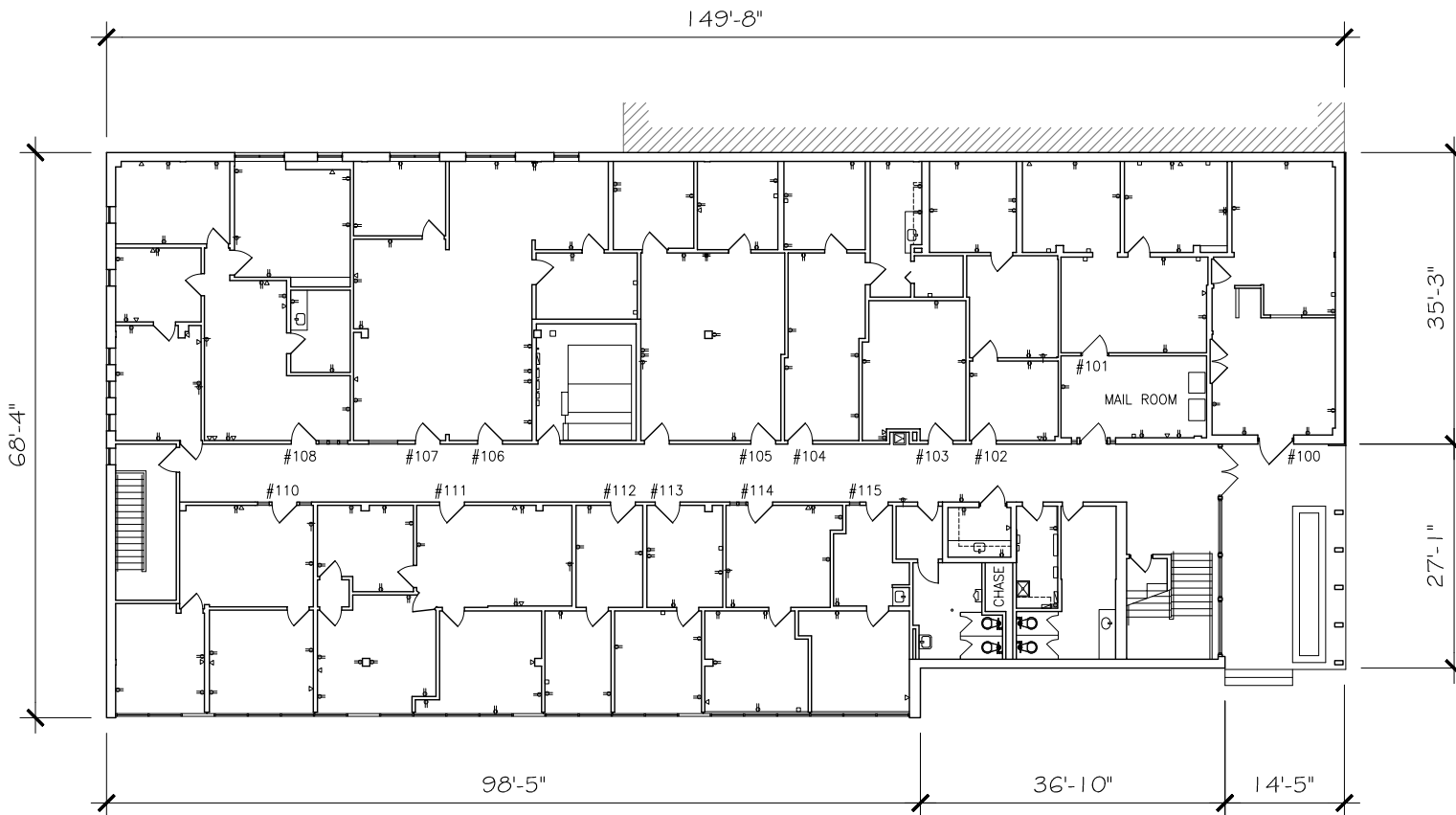
The Continental Building



Building | 21,901 SF
Land | 0.33 Acres

1st Floor Layout

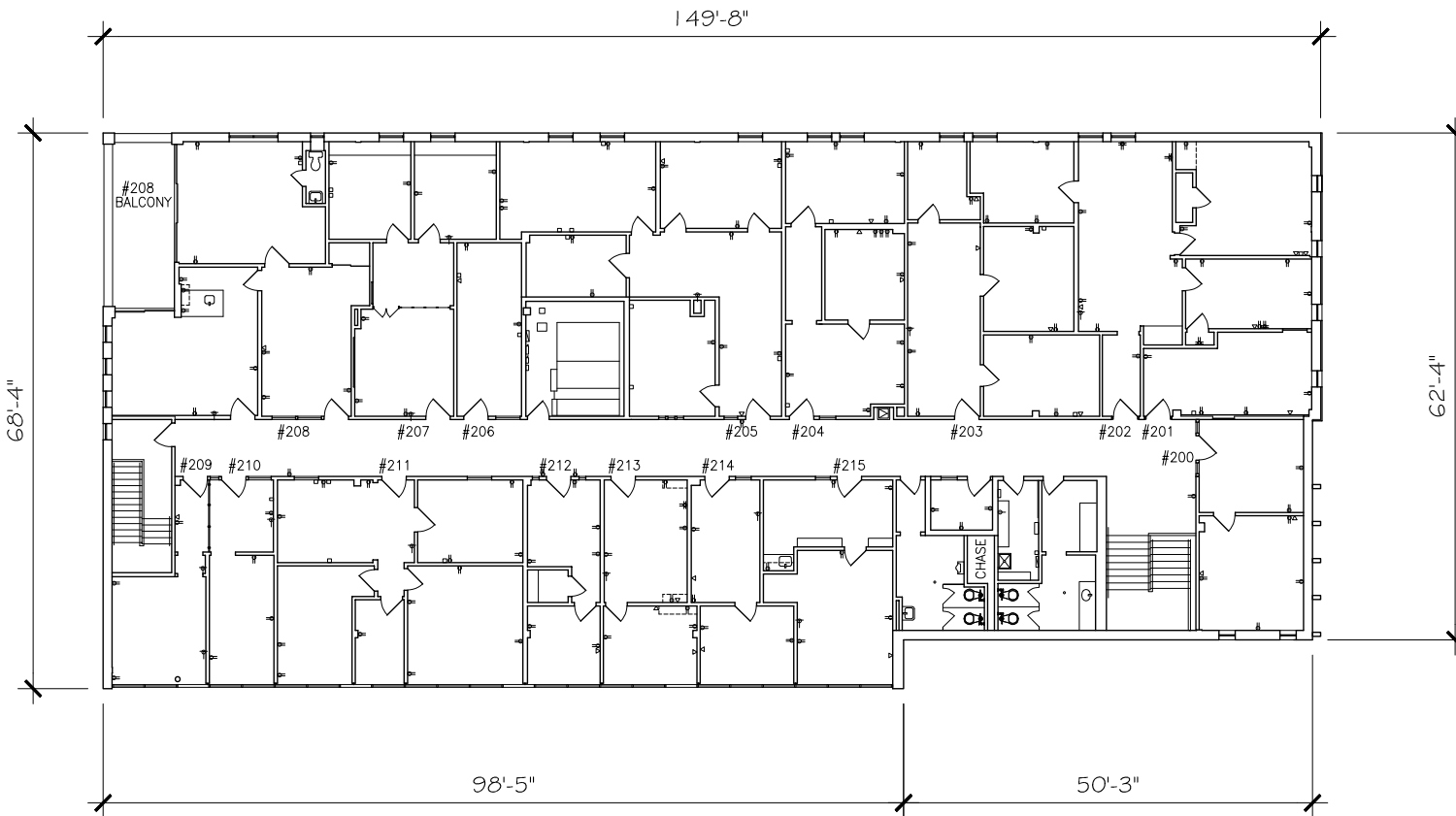
The Continental Building



SUITES	RENTABLE
100	602 RSF
101	636 RSF
102	480 RSF
103	268 RSF
104	600 RSF
105	788 RSF
106	1,203 RSF
108	1,234 RSF
110	656 RSF
111	938 RSF
112	271 RSF
113	328 RSF
114	414 RSF
115	326 RSF

2nd Floor Layout

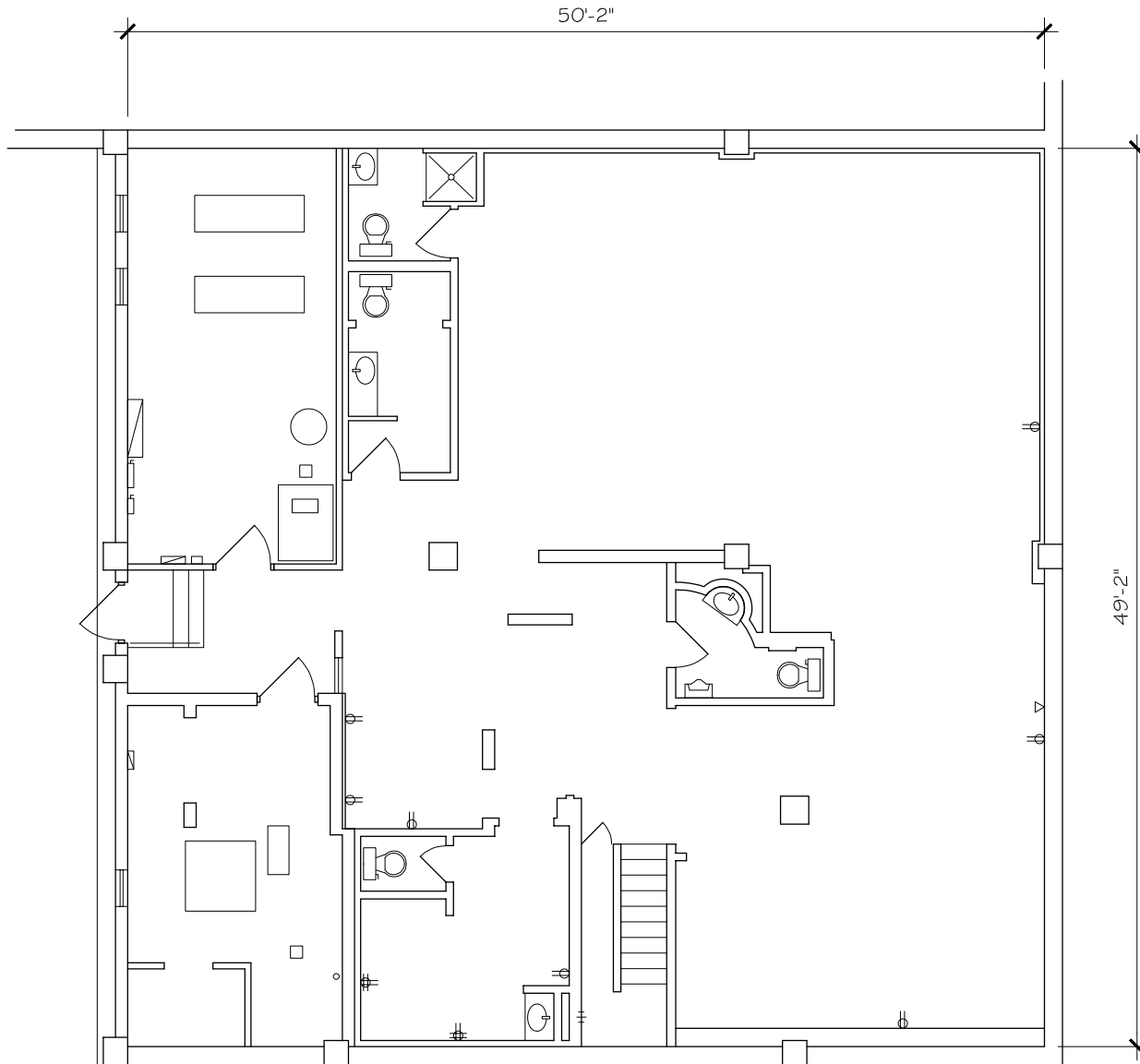
The Continental Building



SUITES	RENTABLE
200	428 RSF
201	259 RSF
202	1,115 RSF
203	770 RSF
204	638 RSF
205	1,177 RSF
206	223 RSF
207	648 RSF
208	1,036 RSF
209	260 RSF
210	265 RSF
211	978 RSF
212	300 RSF
213	357 RSF
214	323 RSF
215	463 RSF

Basement Layout

The Continental Building



SUITES	RENTABLE
Basement	2,466 RSF

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Types of Real Estate License Holders:

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

A Broker's Minimum Duties Required By Law (A Client Is The Person Or Party That The Broker Represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A License Holder Can Represent A Party In A Real Estate Transaction:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.



AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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