

For Lease

1103 & 1107 Roosevelt Ave. SA, TX 78210

3- Separate buildings w/open yard. For Lease separately or together.



Zurich U.S. Properties, Inc.

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1103 Roosevelt

Area: 1,358 +/- sq. ft of building
3,920.40 +/- sq. ft. of land (all above as per BCAD)

Base Rental: \$1,358.0 per month + Real Estate Taxes and Insurance.
Real Estate Taxes: \$224.90 per month (est.)
Insurance: TBD

T.I. Allowance: Maybe available for qualified Tenants.

Zoning: C-2. See zoning map below.

Notes: Just south of King William...Lavaca District and Lone Star.
Restaurant/Commercial Kitchen..Art Gallery...Office?
New bathrooms. Has Electricity. (Tenant to verify)
Yard between 1103 & 1107 Roosevelt available as a “common area”.
Please verify that this property and its usage conforms to COSA and or other codes etc.



1107 Roosevelt

Area:	Front Building	606.5 +/- sq. ft of building
	Back Building	666.0 +/- sq. ft. (as per BCAD)
	Land	5,662.80 +/- sq. ft. (as per BCAD)
Base Rental:	Front Building	\$607.00 per month + Real Estate Taxes and Insurance.
	Back Building	\$500.00 per month + Real Estate Taxes and Insurance.
	Real Estate Taxes:	\$192.43 per month (est.)
	Insurance:	TBD

T.I. Allowance: Maybe available for qualified Tenants.

Zoning: C-2. See zoning map below.

Notes: Just south of King William...Lavaca District and Lone Star.
Restaurant/Commercial Kitchen..Art Gallery...Office?
New bathrooms in front building
Yard between 1103 & 1107 Roosevelt available as a “common area”.
Please verify that this property and its usage conforms to COSA and or other codes etc.







King William

Lavaca

Lone Star

1103 Roosevelt Ave

