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509 Clifford St, Corpus Christi, TX 78404

Orig/List/Sold \$: **\$239,000/\$239,000/**



MLS #: **406726**
List Price: **\$239,000**
LP/SqFt: **\$221.30**
Space Available:
Building SqFt: **1,080**
Lot Size: **Up to .5 Acre**

Original List Price: **\$239,000**
Year Built: **1923**
Stories: **1**
SqFt Source: **Cnty/Appraisal District**
Lot Acres:

Status: **Active**
Prop Type: **Commercial/Industrial**
County: **Nueces**
Tax ID: **205000350210**
CDOM: **0**
Heating/Cooling: **Central Air-Electric, Central Heat-Electric, Meter Electric**

Recent: **09/21/2022 : NEW**

Property Description: House converted to a commercial space. Two restrooms. A kitchen area. Shower. Central air and heat. Gas waterheater. Show room in front with lots of storage in back rooms. One room is an office. Large deep lot. A large gazebo in the backyard. Very good location close to Six Points, close to downtown area.
Office Comments: Must make an appointment. Seller is in process of liquidating inventory. Between Alameda and Staples. Across street from Lucianos. Inventory for sale too.

Interior

Restrooms: **2** Utilities: **City Sewer, City Water, Gas Available** Security Sys Type: **Leased**
Ceiling Height: Electric: **Electric Available, Individual Meter** Security System: **Yes**

Exterior

Construction: **Vinyl** Foundation: **Pier and Beam** Garage Spaces:
Doors Dock High: Dock Door Height: Parking: **Asphalt, Front**
Doors Ground Lvl: Roof: **Composite Shingle**
Lot Description: **Interior** Road Surface Front: **City**
Legal Description: **DEL MAR BLK 35 LOT 21**

Property

Description: **Free Standing Building** Comm/Ind Type: **Office Building, Retail** Miscellaneous: **Inside Storage, Outside Storage**
Improved: **Yes** Estimated Completion Date: Multi Tax:
Lot No.: **21** Defects: Lot Dimensions: **25x270**
Units: Block No.: **35** Lot Sqft: **6,752**
Subdivided: # Buildings: **1**
Subdivision Name: **Del Mar** Will Subdivide?:
Property Assoc: Subd Ref No.: **2050**
Traffic Count: Owner Assoc:
Railroad?: **No** Zone:
LP/Lot SqFt: **35.40** Special Notes:
LP/Lot Acre:

Financial

Net Oper Income: Gross Sched Income: Gross Rent/SqFt:
Occupancy Rate: Annual Insurance: Annual Utilities Expense:
Annual Expenses - Other: Tenant Pays: Maintenance:
Management: Sale Includes: **Building** Existing Loan Type:
Preferred Title Co.: Title Company Phone: Foreclosure: **No**

Listing Agent/Office

Listing Office: **KW Coastal Bend - Island** Office Phone: **361-949-8282**
Listing Agent: **Charles Mader** Agent Mobile: **361-947-3947**
Agent Email: **charliemader.kw@gmail.com**

Office/MLS

Listing Date: **09/21/2022** Expiration Date: **03/31/2023** Listing Type: **Exclusive Right**
Byr's Agency Comp: **3** Possession: Proposed Financing: **Cash, Conventional**
Internet Display: **Yes** Sub Agency Comp: **0** Comm. Variable Rate?:
Date List Price Modified: Internet Addr Allwd: **Yes** Disp Photo on Net: **Yes**
Allow 5rd Party Comments: Allow AVM: **No**

Showing

Owner Phone Number: Owner Name: **Wotan Holdings LLC** U.S. Citizen: **Yes**

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Featured properties may not be listed by the Office/Agent presenting a report. All measurements and calculations of area are approximate. Information is provided by Seller/other sources, and not verified by Broker. All Interested Persons should independently verify accuracy of information.