

Medical Office Building

1313 Veterans Ave, Crystal City, TX



Property Overview:

- Net Rentable Area: 16,010 SF
- Land Size: 2.61 Acres
- Year Built: 2017
- Roof: New
- Occupancy: 90.5%

Investment Summary:

- Price: \$2,400,000
- NRA: 16,010 SF
- Land Area: 2.61 Acres
- NOI: \$178,200
- Parking: 75 (4.7 per 1,000 SF)

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San Antonio, TX 78231

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PROPERTY GROUP INC

DIMITT REGIONAL HOSPITAL	dimmitregionalhospital.com They are partnered with Methodist Healthcare San Antonio and have a hospital in Carrizo Springs as well
CONNECTIONS	connectionsifs.org Provides counseling services to youth and families in need. Organization serves 17 counties in Texas
CHILDREN'S CLINIC	Dr. Doria is a pediatrician who has been servicing patients in the area for over 20 years. Top pediatrician in the area.
NATURAL MED SPA AESTHETICS	naturalmedspaaesthetics.com integrates family practice with anti-aging wellness medicine Upgraded from 1,500 sq ft office to 3,000 sq foot to accommodate growth. Local resident individually owned business.
FRESENIUS MEDICAL CARE	www.freseniuskidneycare.com Fresenius Kidney care dialysis center. A division of Fresenius Medical Care North America
BAPTIST HEALTH SYSTEMS	www.baptistmedicalnetwork.com BHS Physicians Network Inc Baptist Health Network Heart & Vascular Clinic
VACANT	1,500 sq ft
WINTERGARDEN WOMEN'S SHELTER	www.wintergardenwomensshelter.org Non profit organization.Main office does not house any women. Office space used for clerical and office work
CRYSTAL CITY PHARMACY	Pharmacy with multiple locations in the surrounding counties.



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Location Aerial



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