

412 N CONWAY AVE
MISSION, TX 78572

PRICE: \$390,000

FLEX BUILDING FOR SALE



FOR MORE INFORMATION AND SITE TOURS PLEASE CONTACT:

JABONEY RODRIGUEZ, CCIM

Real Estate Agent

956.731.4430 | Jrodriguez@nairgv.com

FOSS JONES

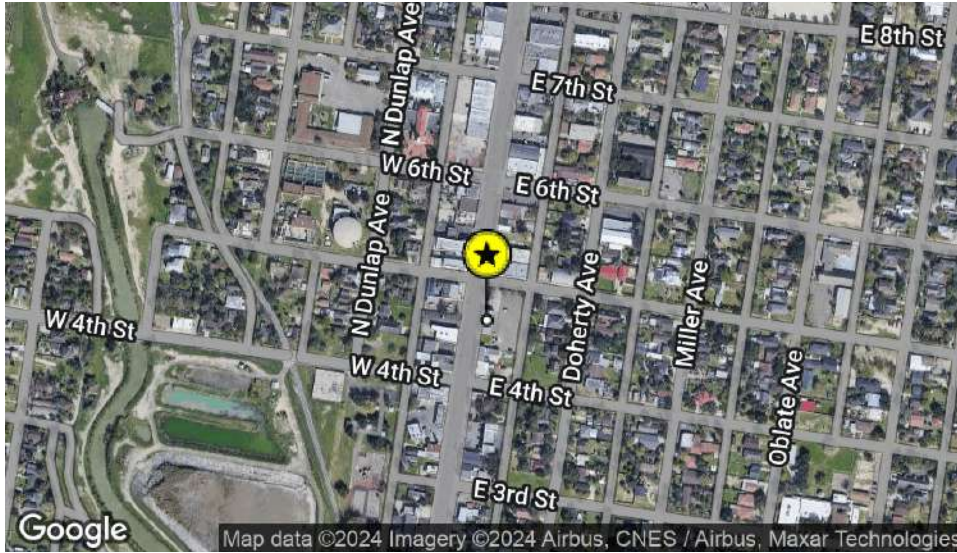
Real Estate Agent

956.605.2760 | fossj@nairgv.com

NAI Rio Grande
Valley
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

PROPERTY SUMMARY

FOR SALE | FLEX BUILDING



PROPERTY DESCRIPTION

Located along Conway Avenue, this versatile flex building spans 3,120 SF and boasts a second-floor mezzanine, all situated on a generous 0.51-acre lot. Offering immense potential for budding entrepreneurs or those looking to expand their current operations, this property enjoys excellent visibility in Mission's bustling high-traffic zone.

OFFERING SUMMARY

Sale Price:	\$390,000
Lot Size:	±.51 Acres
Building Size:	±3,120 SF
Taxes:	\$9,138
Year Built:	1938
Zoning:	C-3 General Commercial
Dimensions:	See Aerial Map

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	3,989	49,033	138,348
Total Population	11,601	154,546	436,092
Average HH Income	\$50,408	\$76,413	\$74,373

**412 N CONWAY AVE
MISSION, TX 78572**

FOR SALE | FLEX BUILDING



ADDITIONAL PHOTOS

FOR SALE | FLEX BUILDING



FOR INFORMATION & SITE TOURS CONTACT:

JABONEY RODRIGUEZ, CCIM

NAI RIO GRANDE VALLEY

Real Estate Agent

Jrodriguez@nairgv.com

956.731.4430

FOSS JONES

NAI RIO GRANDE VALLEY

Real Estate Agent

fossj@nairgv.com

956.605.2760



The information contained herein is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from NAI Rio Grande Valley, and should not be made available to any other person or entity without the written consent of the Broker. This document has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. NAI Rio Grande Valley has not made any investigation, and make no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue occupancy of the subject property.

The information contained herein has been obtained from sources we believe to be reliable; however, NAI Rio Grande Valley have not verified, and will not verify, any of the information contained herein, nor have the aforementioned Broker conducted any investigation regarding these matters and make no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential purchasers must take appropriate measures to verify all of the information set forth herein.