

Downtown Property Data



Property Number:	<u>83</u>	Property Owner:	<u>Ruben Hinojosa</u>
Property Address:	<u>330 W. 4th St.</u>	Primary Contact:	<u>Mason & Co.</u>
Mailing Address:	<u>-</u>	Phone Number:	<u>423-4444</u>
Lease Price:	<u>-</u>	Sale Price:	<u>\$110,000</u>
Lease Terms:	<u>-</u>	Square Feet:	<u>2000</u>

Ceiling heights:	<u>9 ft.</u>
Floor material:	<u>Vinyl</u>
Interior walls material:	<u>Sheetrock</u>
Exterior building material:	<u>Stucco</u>
Parking lot material:	<u>-</u>
Number of parking spaces:	<u>5</u>
Number of building entrances/exits:	<u>1/1</u>

Does the property have a parking lot? Yes _____ No X

Is the property in compliance with ADA standards? Yes X No _____

Is the property in compliance with city fire codes? Yes X No _____

Are there restrooms within the available space? Yes X No _____

Has the facility been renovated? (If yes, year: _____) Yes _____ No X

Does the facility have room for expansion? Yes _____ No X

Can the facility's ceiling be elevated? Yes X No _____

Are there any allowances for renovations? Yes _____ No X

Mechanical Electrical Plumbing (MEP) Status:

- Heating system status: Poor _____ Fair X Good _____
- Ventilation system status: Poor _____ Fair X Good _____
- Air Conditioning system status: Poor _____ Fair X Good _____
- Plumbing system status: Poor _____ Fair X Good _____
- Electrical system status: Poor _____ Fair X Good _____

Structural Status:

- Roof Poor _____ Fair X Good _____
- Interior Walls Poor _____ Fair _____ Good X
- Exterior Walls Poor _____ Fair _____ Good X
- Flooring Poor _____ Fair X Good _____
- Facade Poor _____ Fair X Good _____

Are there any environmental issues that need to be remedied? _____ - _____

Storefront description/dimensions: Beige stucco veneer with wood roof shingles.

Property is on a corner lot and has 29 ln. ft. of storefront with 1 door and 4 _____ windows. _____