

This Sports & Entertainment Property is no longer advertised on LoopNet.com.

## 34 Buick St San Angelo, TX 76901

Angelo Skate and Fun Center · Sports & Entertainment Property For Sale · 15,840 SF

Skating Rinks / Texas / San Angelo / 34 Buick St, San Angelo, TX 76901



### INVESTMENT HIGHLIGHTS

- Located near many chain retails and near Southwest SA
- Open floor plan with all the sq. ft. heated and cooled.
- Potential for more parking if you remove golf course and go-cart track

### PROPERTY FACTS

|                  |                                   |                      |                      |
|------------------|-----------------------------------|----------------------|----------------------|
| Property Type    | <b>Sports &amp; Entertainment</b> | No. Stories          | <b>1</b>             |
| Property Subtype | <b>Skating Rink</b>               | Year Built/Renovated | <b>2003/2008</b>     |
| Lot Size         | <b>1.96 AC</b>                    | Parking Ratio        | <b>1.67/1,000 SF</b> |
| Building Size    | <b>15,840 SF</b>                  | Opportunity Zone     | <b>No</b>            |

### AMENITIES

- Air Conditioning

Listing ID: 14615720

Date Created: 12/12/2018

Last Updated: 1/9/2020

Address: 34 Buick St, San Angelo, TX

### ABOUT 34 BUICK ST, SAN ANGELO, TX 76901

This is a turnkey business, skating rink, miniature golf, go-carts, laser tag and game room. Sale will include real estate and equipment or just real estate. For more info on the business go to angelorink.com

website. It was Under Contract for 4 months and buyers had approval from the City for Conditional. Use change for wholesale/retail warehouse, this might help for additional usage.

### TRANSPORTATION

#### ✈️ AIRPORT

San Angelo Regional-Mathis Field Airport 16 min drive 7.8 mi

### PROPERTY TAXES

|                 |                             |                         |                  |
|-----------------|-----------------------------|-------------------------|------------------|
| Parcel Number   | <b>23-43150-0005-000-00</b> | Improvements Assessment | <b>\$0</b>       |
| Land Assessment | <b>\$0</b>                  | Total Assessment        | <b>\$688,500</b> |

### ZONING

Zoning Code **CW**

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