

# \$4,199,000 - 9715 San Pedro Ave, San Antonio

MLS® #1721643

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## \$4,199,000

Bedroom, Bathroom, 15,706 sqft  
Commercial on 1.60 Acres

N/A, San Antonio, TX

We are proud to present a rare opportunity to own or lease one of San Antonio's most iconic restaurant sites: Rosario's, located at 9715 San Pedro Ave, San Antonio, TX 78216.

Rosario's, a culinary staple with decades of history and numerous accolades in San Antonio, sits on one of the city's busiest streets with an impressive 120k VPD. This prime site offers unmatched visibility, spacious indoor dining, a full-sized bar, high ceilings, and potential for a private patio. Situated just minutes away from downtown San Antonio and in close proximity to [other notable landmarks or attractions], the property is in a prime location. A separate 2nd-floor access can be purposed for offices, storage, or additional retail. The extensive kitchen facilities boast multiple walk-in coolers/freezers, generous prep areas, and several commercial grills/ranges. Spanning over 13,000 rentable SF, the property also has abundant parking and offers flexibility for potential owners to modify or expand the space. Furniture and equipment are negotiable, but artwork will not be included.

Built in 1970

## Essential Information

ListingFeed	sabor_vow_sold
MLS® #	1721643
List Price	\$4,199,000



Sale Price	\$3,750,000
Sale Date	May 22nd, 2024
Square Footage	15,706
Acres	1.60
Year Built	1970
Type	Commercial
Status	Sold

### **Community Information**

Address	9715 San Pedro Ave
Subdivision	N/A
City	San Antonio
County	Bexar
State	TX
Zip Code	78216-4433

### **Amenities**

Utilities	Cable TV, Electricity, Gas, Other, Telephone, Sewer, Water
Parking Spaces	60

### **Interior**

Heating	Central
Cooling	Central
# of Stories	2
Stories	2

### **Exterior**

Roof	Flat, Metal
Construction	4 Sides Masonry, Stucco, Wood

### **School Information**

District	North East ISD
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### **Additional Information**

Zoning	C-2
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