\$5,495,000 - 1208 Riverfront Boulevard, Dallas

MLS® #20495431

\$5,495,000

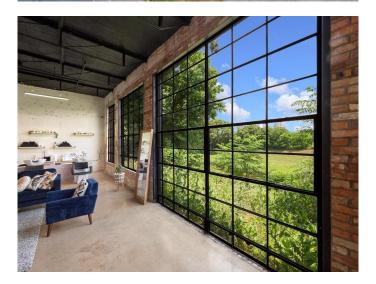
0 Bedroom, 0.00 Bathroom, Commercial Sale on 0.48 Acres

Riverfront, Dallas, TX

One of a kind commercial assemblage in the Design District that includes 4 buildings with 16,952 combined SF on .48 acres with 180' frontage & two gated parking lots. This exceptional development backs downtown Dallas with unobstructed stunning skyline views & views of a new \$50M, 17 acre city park in progress called the Dallas Water Commons that will protect & enhance the city views, 1212 S. Riverfront Blvd, features 2 extraordinary buildings with 12,164 SF renovated to perfection 2019 with upscale commercial grade finishes while keeping the historic character of the buildings with exposed brick walls, vaulted open rafter ceilings, walls of warehouse windows throughout. Open floor plans with numerous offices, flex space, 3 kitchens, 7 bathrooms, sound proof recording studio, outdoor balcony + a 4100 roof deck with incredible city & park views, attached 2 car garage with a large raised loading dock & hydraulic lift to the 2nd level. New TPO roof, 6 Carrier HVAC systems, tankless hot water, new electrical & plumbing, wired for remote shades & music. Full laundry. 1208 S. Riverfront has 10575 SF parking lot with a 1500 SF brick storefront office & a 3288 SF warehouse garage with 6 dock doors & vaulted ceilings. Zoning allows 270 Foot Height with No side or rear set backs! New developments in progress near by include the \$3.7 Billion Dallas Convention Center renovation & expansion, Hunt \$5 billion Reunion Tower Renovation, Columbus Realty







47 acre mixed use project at 505 N. Riverfront Blvd., Texas Central Bullet Train, Longhorn Ballroom 6,000 seat amphitheater. Other Purchase Options:1208 & 1212 S. Riverfront #101 (3 Buildings With 8906 SF on .35 Acres) \$2.590M. Or 1212 S. Riverfront Blvd. 102 (2-story 8,046 SF) \$2.995M.

Built in 1950

Essential Information

MLS® # 20495431 Price \$5,495,000

Bathrooms 0.00 Acres 0.48 Year Built 1950

Type Commercial Sale

Sub-Type Retail Status Active

Community Information

Address 1208 Riverfront Boulevard

Subdivision Riverfront

City Dallas
County Dallas
State TX

Zip Code 75207

Amenities

Utilities Cable Available, City Sewer, City Water, Concrete, Curbs, Electricity

Connected, Individual Gas Meter, Individual Water Meter, Overhead

Utilities, Phone Available, Sidewalk

Garages 2-Car Single Doors, Additional Parking, Concrete, Electric Gate, Garage

Door Opener, Garage Faces Front, Gated, Oversized, Parking Lot, Private, Secured, Storage, Workshop in Garage, Other, Epoxy Flooring,

Tandem

Is Waterfront Yes

Waterfront River Front, Canal (Man Made)

Interior

Heating Central, Natural Gas

of Stories 2 Stories 2

Exterior

Lot Description Acreage, Adjacent to Greenbelt, Waterfront

Roof Flat, Synthetic, Other

Construction Brick, Concrete, Steel Siding

Foundation Slab

Additional Information

Zoning PD 784 with up to 240' height with no side or rear set backs.

Listing Details

Listing Agent Susan Griffin

Listing Office Susan Griffin

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