

\$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.
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Listing Details

Listing Agent	Susan Griffin
Listing Office	Susan Griffin

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