

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 3221 N FLORES

SAN ANTONIO, TX 78212



\$950,000



0 sqft

## DESCRIPTION

Alta Vista Value-Add Multifamily 6 Units Over 4,000 SF Exceptional value-add multifamily opportunity in the desirable Alta Vista neighborhood. This 6 unit property totaling over 4,000 square feet is being offered as an estate sale and presents substantial upside for investors seeking a repositioning or redevelopment play. The property is not currently operating at market efficiency. There are no long-term leases in place. Three of the six units are occupied on a month-to-month basis at below-market rents, offering immediate rent-growth potential. One unit is occupied by a family member at no rent, and another unit is a 2-bedroom / 1-bath currently under construction, providing a clear path to additional value upon completion by the new owner. The remaining unit offers further opportunity for optimization. Notable features include a central courtyard, on-site parking lot, and an in-ground swimming pool. Rare amenities that support future rent premiums once the property is stabilized and professionally managed. Located along N Flores, the asset benefits from proximity to downtown San Antonio, The Pearl, and major employment centers, making it well-positioned for long-term demand. This is a true investor asset ideal for rent optimization, light-to-moderate renovation, completion of existing improvements, and professional management. Strong fundamentals, flexible occupancy, and multiple value-creation strategies make this an increasingly rare opportunity in Alta Vista.

**PROPERTY TYPE:** Commercial - Apartments

**MLS STATUS:** Active

**MLS:** 1941710

**YEAR BUILT:** 1926

**COUNTY:** Bexar

**TRACT OR SUBDIVISION:**

**LIST DATE:** 02/17/2026

**CENTURY 21**

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**800.451.8055**

**AREA:** 0900

**SQUARE FEET:**

**TOTAL BEDS:**

**FULL BATHS:**

**HALF BATHS:**

**ACRES:** 0.29

**LOT SIZE (SQFT):** 12,458

## ADDITIONAL PROPERTY DETAILS

**LISTED BY:** Joel Leos

**PHONE:** 210.493.3030

**BROKERED BY:** Keller Williams Heritage