

Medical Office ★ SALE & LEASE

LanCarte.com

1550 W MAGNOLIA AVE FORT WORTH, TX 76104



LANCARTE
COMMERCIAL

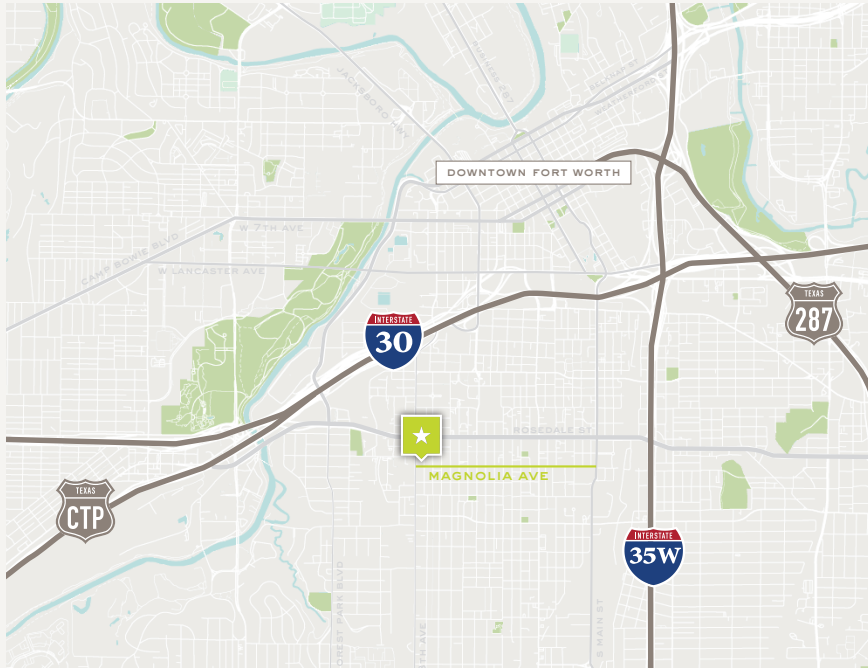
Sarah LanCarte CCIM, SIOR
817-228-4247
sarah@lancarte.com

Riley Dean
817-992-2362
rdean@lancarte.com

Medical Office ★ SALE & LEASE

1550 W MAGNOLIA AVE

LanCarte.com



PROPERTY FEATURES

- 2,310 SF
- 6 Exam Rooms
- 2 Restrooms
- Lab/nurse station
- Business Office
- Large reception/waiting area
- 16 parking spots

LEASING STRUCTURE

CONTACT BROKER

LOCATION OVERVIEW

Located in the heart of the Near Southside District near the intersection of Magnolia and 8th Avenue. This property provides walking distance to several restaurants and coffee shops, such as Heim BBQ, Craftworks, Melt Ice Cream, Kent & Co Wines, Stir Crazy, and many more.

SALE PRICE

CONTACT BROKER

Medical Office ★ SALE & LEASE
1550 W MAGNOLIA AVE

LanCarte.com



LanCarte.com

FLOOR PLAN

This detailed floor plan shows a house with overall dimensions of 19' by 17'4". The layout includes a central hallway (7'10" wide) that provides access to several rooms. On the left side, there are three large rectangular rooms, each measuring 10'7" in width and 9' in height. The top-left room also has a height of 5'10". On the right side, there are three more rooms, each 11' wide and 9'6" high. The top-right room has an additional width of 8'1". The bottom-right room has an additional width of 9'1". The central hallway is 7'10" wide and connects to a central area containing a kitchen (11'8" x 8'5") with a sink and stove, a living area (11'8" x 6'3") with a sofa, and a dining area (11'8" x 5') with a table and chairs. The bottom of the plan shows a large open area (19' x 17'4") and a small room (5'8" x 4'9") with a door leading to the outside. The plan also shows a bathroom (5'6" x 3'6") with a toilet and sink, and a closet (3'4" x 3'7").



LANCARTE

COMMERCIAL

Relentlessly Pursuing What Matters

Sarah LanCarte CCIM, SIOR
817-228-4247 | sarah@lancarte.com

Riley Dean
817-992-2362 | rdean@lancarte.com

The information provided herein was obtained from sources believed to be reliable. However, LanCarte Commercial makes no guaranties, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice. Copyright 2025 LanCarte Commercial Real Estate, LLC.