



PRICE: \$2,932,340 | 7.50% CAP RATE

808 W INDIANA AVE

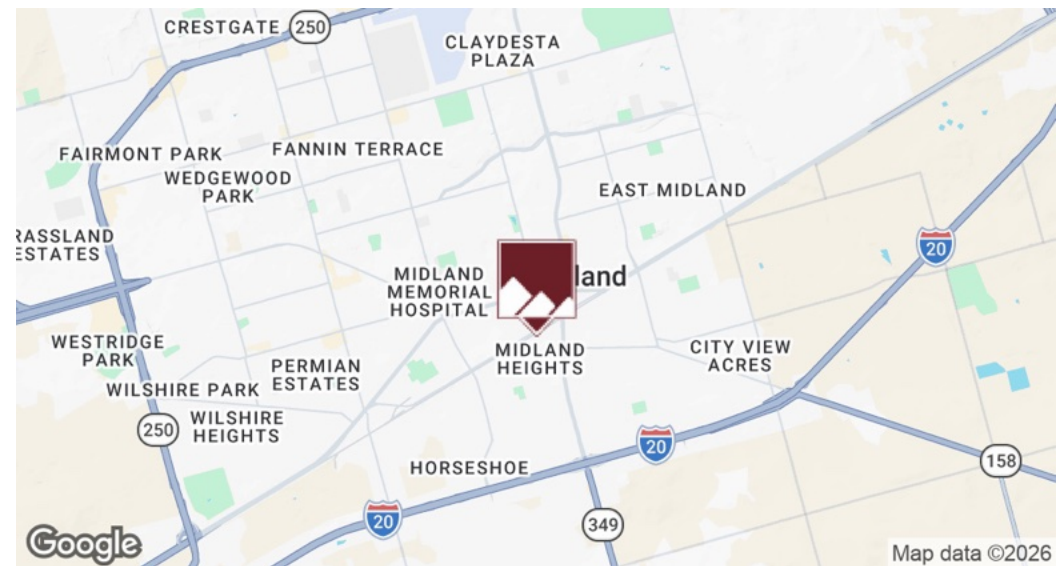
808 W Indiana Ave, Midland, TX 79701

Trey Dennis
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Property Description

This exceptional 12,560 SF, two-story standalone office building presents a rare opportunity to acquire a fully leased, single-tenant investment in the heart of Downtown Midland. Secured by a long-term 10-year lease, the property provides stable, predictable cash flow and underwent an extensive renovation in 2025, including new flooring, lighting, HVAC systems, network cabling, appliances, exterior pavement, and a new elevator. The executive-level office layout features multiple private offices, spacious conference rooms, and high-end marble and wood finishes throughout, creating a professional and functional workspace. With 20 on-site parking spaces, modern building systems, and a prime downtown location, this turnkey asset offers investors a low-maintenance opportunity with strong long-term value.

Property Highlights

- Stabilized, Fully Leased Single-Tenant Investment
- 12,560 SF Two-Story Standalone Office Building
- Long-Term 10-Year Lease | 7.50 CAP Rate

Location Description

808 West Indiana Avenue is located in Midland's West End neighborhood, just steps from Downtown Midland. The surrounding area features a balanced mix of office buildings, residential and locally owned businesses, including healthcare facilities, retail shops, and dining options, creating a vibrant, community-oriented environment. The property benefits from close proximity to major arterial roadways such as West Wall Street, Big Spring Street, and Industrial Avenue.

Offering Summary

Sale Price:	\$2,932,340
Lot Size:	0.52 Acres
Building Size:	12,560 SF
NOI:	\$219,925.56
Cap Rate:	7.50%

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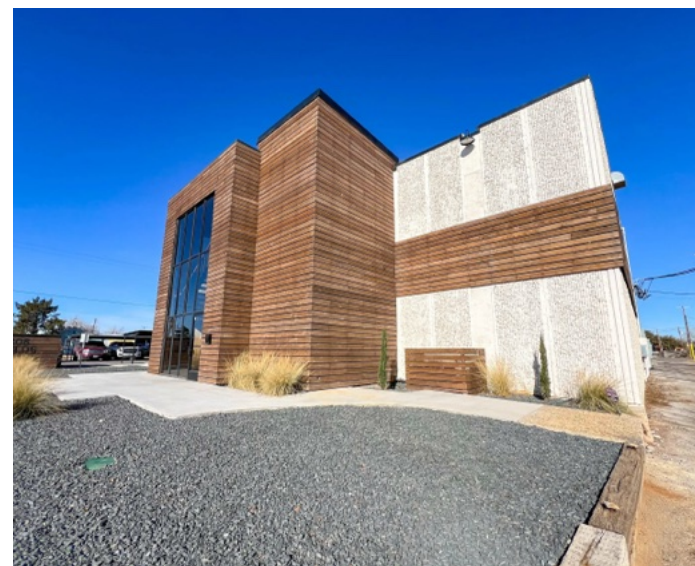


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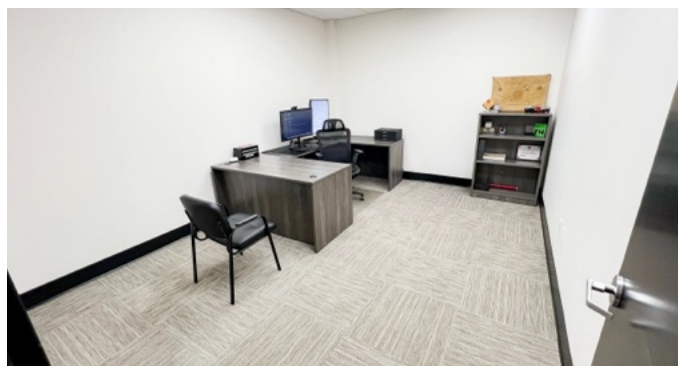
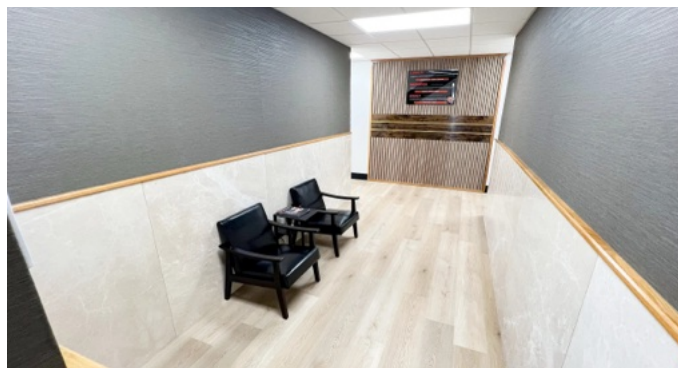
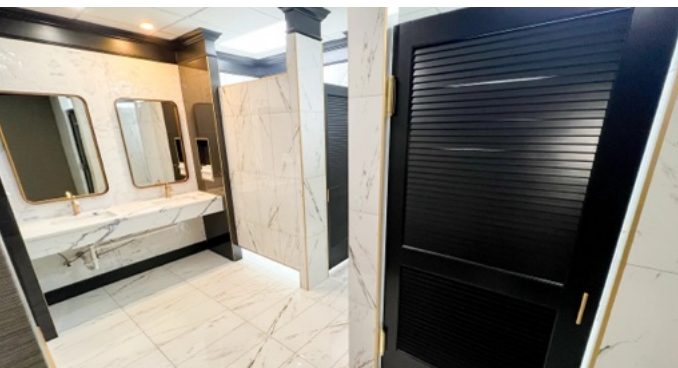
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