

6102 82ND STREET #12, LUBBOCK, TEXAS 79424



4,300 SQ. FT. GARDEN OFFICE FOR SALE

ALL
COMMERCIAL
REAL ESTATE

FOR SALE

Sale Price: \$1,399,999

SF of Building: 4,300 sq. ft.

Suite A: 3,292 sq. ft.

Suite B: 1,007 sq. ft. (Leased)

Zoning: Garden Office

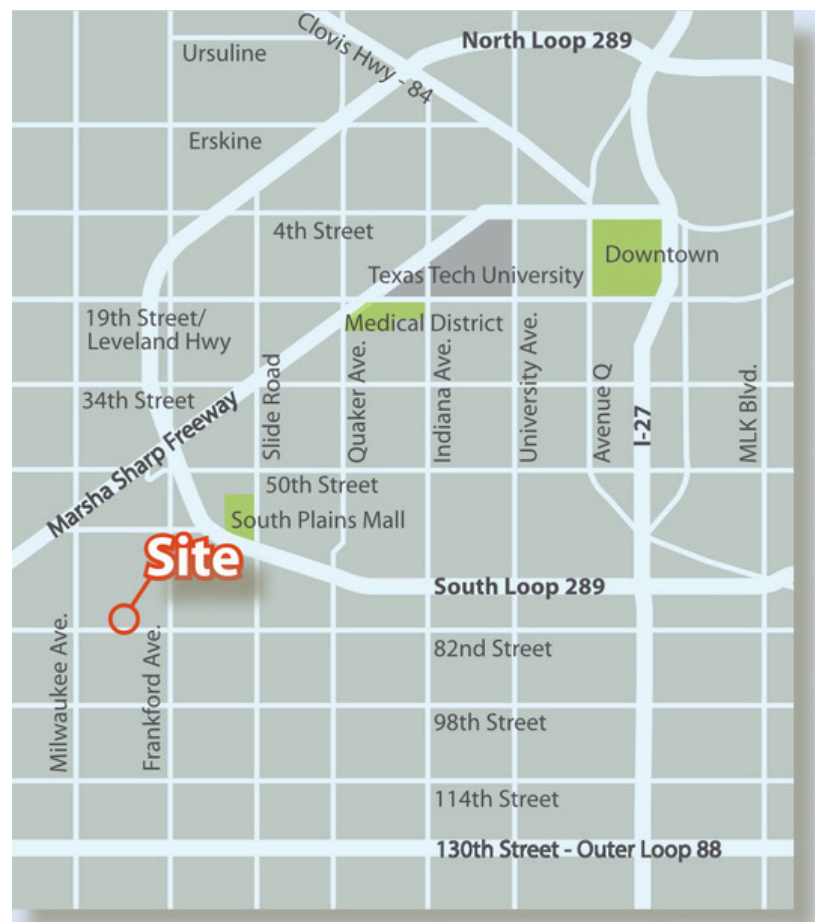
Parking Spaces: 27

Property Overview

This property features two well-appointed suites. Suite A is designed as an orthodontic office, while Suite B offers four private offices, a spacious break room, and an ADA-compliant restroom. Currently leased, Suite B presents a strong investment opportunity. The building's exterior showcases an elegant blend of stone, stucco, and wooden beam accents, complemented by professional landscaping. This property is an excellent choice for an owner-user or investor seeking a high-quality office space.

Prime Location

Situated in the prestigious Stone Crest Office Park, this property enjoys a prime location at the northwest corner of 82nd Street and Iowa Avenue. With convenient access to the Marsha Sharp Freeway and Loop 289, it offers seamless connectivity and visibility in a highly desirable business district.

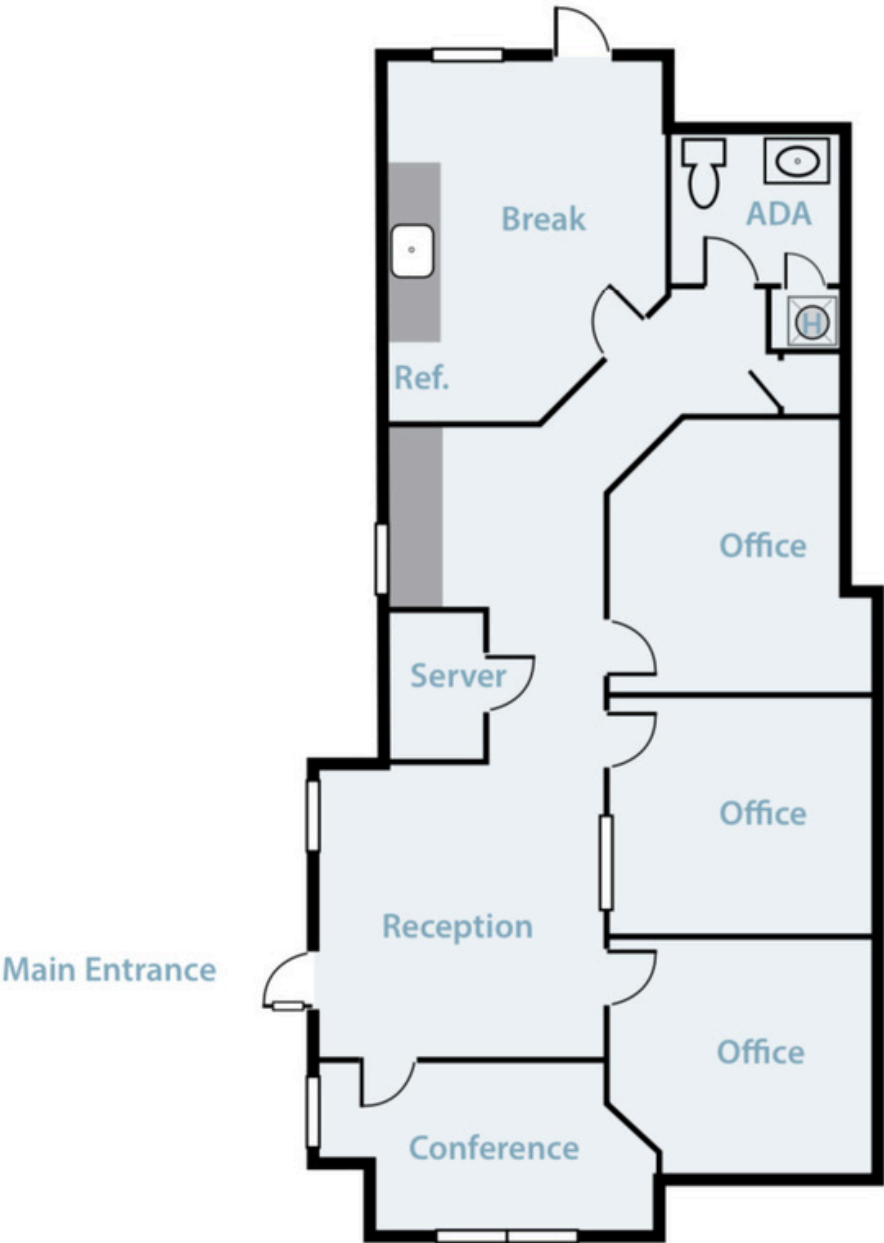


SUITE A ALSO AVAILABLE FOR LEASE - CONTACT FOR DETAILS

SUITE A FLOOR PLAN



SUITE B FLOOR PLAN



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SURROUNDING AREA



TRAFFIC COUNT: 35,361VPD

