

# For Sale - Office/Medical

3705 9th Ave.

Port Arthur, TX. 77642



COLDWELL BANKER  
COMMERCIAL  
ARNOLD AND  
ASSOCIATES

One Acadiana Ct. Beaumont, TX 77706

409-833-5055



**Exceptional Investment Opportunity – Price Reduced for Immediate Sale  
Now Offered at \$299,000 | Only \$65.62 PSF**

This **4,556 SF free-standing former medical office** offers exceptional flexibility for a wide range of users. The building may continue to operate as a medical facility or be **easily converted to a traditional office layout**, making it attractive to both owner-users and investors. The existing configuration supports **multi-tenant income potential** by dividing the space into **two separate suites**, or alternatively, the layout can be reconfigured to accommodate a **large conference room, training room, or corporate meeting space**.

Interior features include a **large waiting area**, administrative office, kitchen, oversized break room, and multiple private exam rooms/offices with plumbing fixtures throughout. Infrastructure already supports multi-tenant use with **two electric meters, AT&T Business Class Internet**, and installed security cameras.

Owner is motivated. Price has been reduced to facilitate a quick sale.

Possible owner financing available for a credit-worthy buyer.

***\*\*Call for additional information or to schedule a private showing.\*\****

# For Sale - Office/Medical/Training

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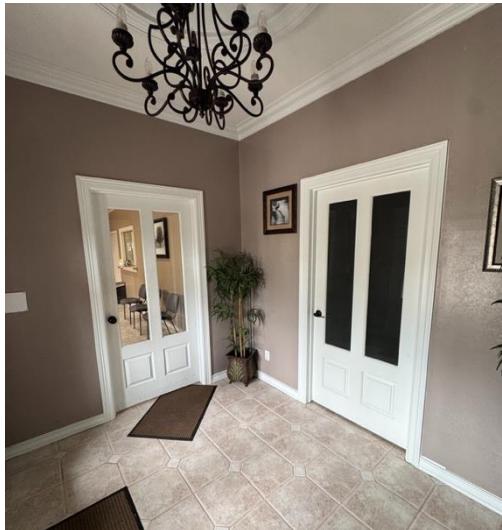
## Port Arthur, TX. 77642



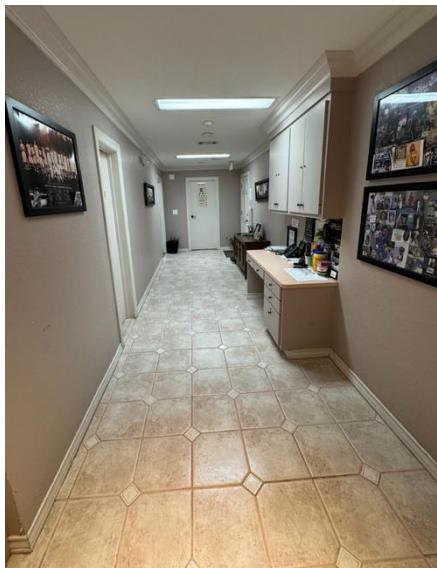
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[Click here for property tour](#)



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## Location Description

Located just south of Hwy 73, this property benefits from strong accessibility and visibility. Situated on a corner lot with access from two streets, the site offers convenient ingress/egress and two separate parking areas, making it ideal for both staff and visitors.

## Building Features

- Large waiting area & administrative office
- Multiple exam rooms/offices with plumbing
- Kitchen & large break room
- (2) electric meters
- AT&T Business Class Internet
- (3) installed RING cameras
- (2) parking areas
- Corner lot with dual street access





## Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

### TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Deb Cowart Associate Broker	503902	debcowart123@gmail.com	409-651-3559
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

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# COLDWELL BANKER COMMERCIAL

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Our listing's and a little about why you should choose the Deb Cowart Team