

3613 Washburn Ave

3613 Washburn Ave, Fort Worth, TX 76107



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3613 Washburn Ave

\$675,000

Discover a rare opportunity to own a distinctive commercial property in the heart of Fort Worth's Cultural District. This charming, fully updated office building offers two private offices/exam rooms, a welcoming lobby, conference area, modern kitchen with breakfast nook, and a single restroom—all thoughtfully designed for comfort and functionality.

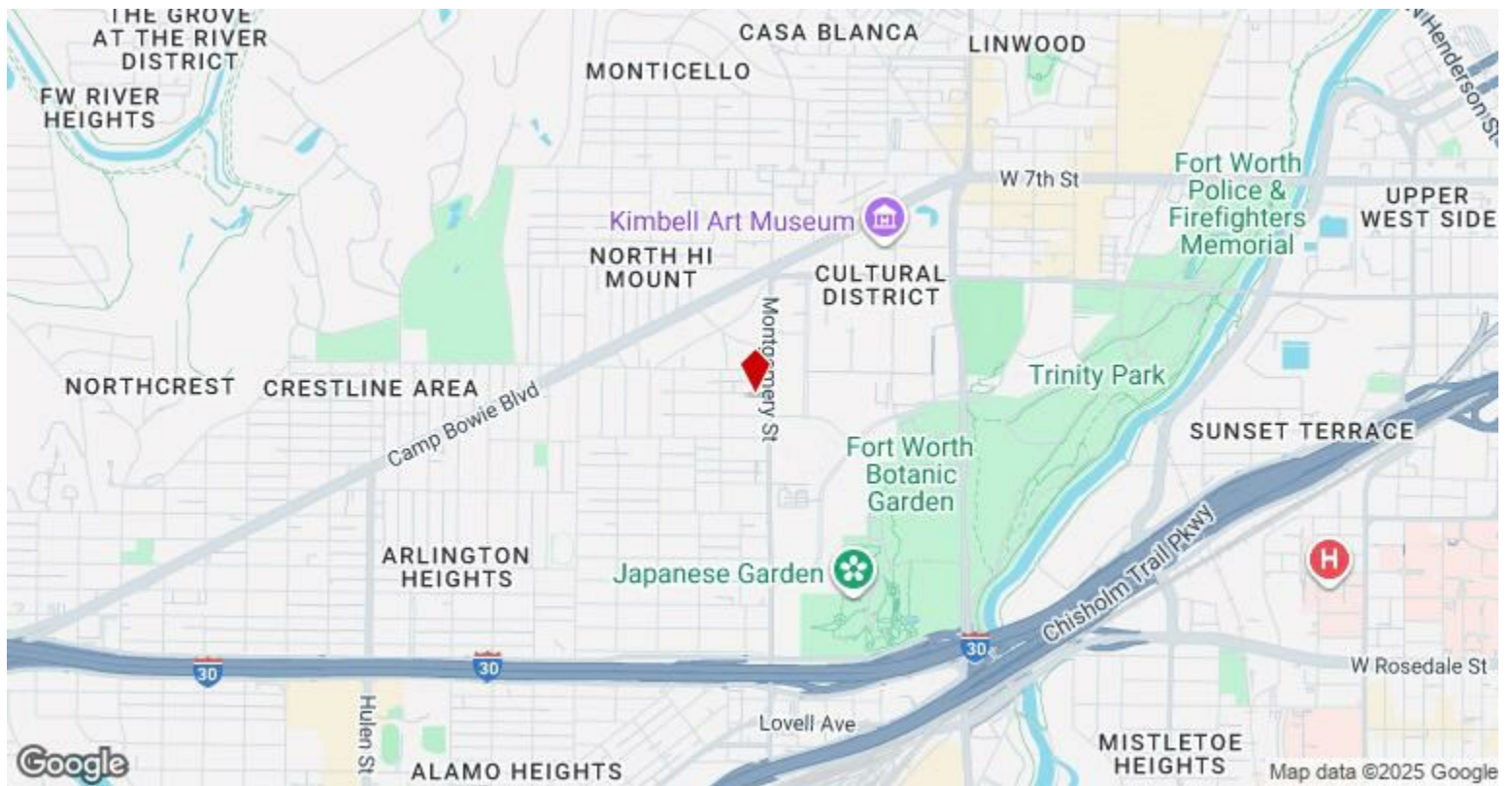
Built in 1955, the property showcases timeless character with stylish updates, including designer wallpaper and refined finishes that create a warm, professional atmosphere. The flexible floor plan easily adapts for use as a medical spa, concierge doctor's office, family office, or boutique retail space.

Perfectly positioned within walking distance of world-class museums, Dickies Arena, and Fort Worth's best dining, shopping, and entertainment, this location offers unmatched convenience and visibility.

- Location and Abundant Opportunities
- High-visibility, upscale corridor with strong demographics and convenient access

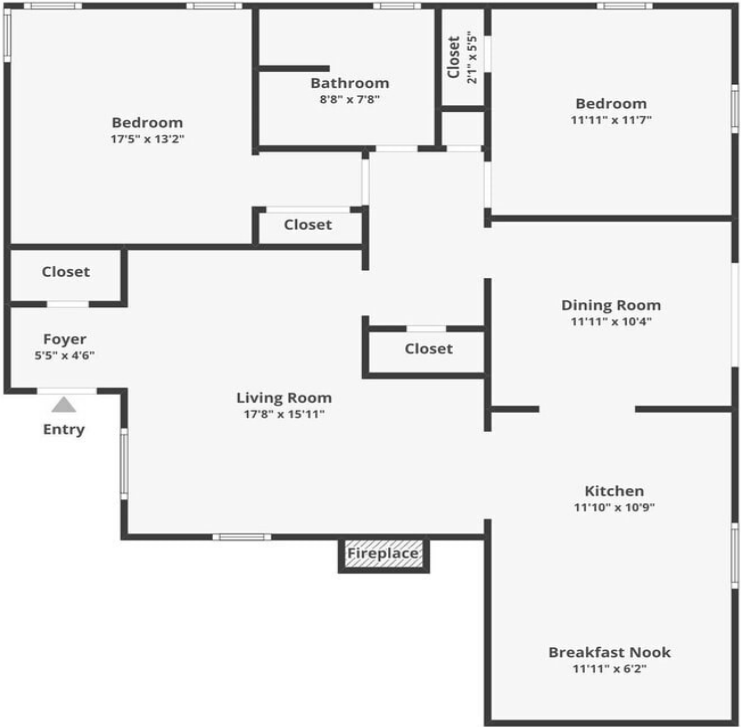


Price:	\$675,000
Property Type:	Office
Property Subtype:	Loft/Creative Space
Building Class:	C
Sale Type:	Investment or Owner User
Cap Rate:	3.62%
Lot Size:	0.14 AC
Gross Building Area:	1,205 SF
Rentable Building Area:	1,205 SF
Sale Conditions:	1031 Exchange
No. Stories:	1
Year Built:	1955
Tenancy:	Single
Zoning Description:	ER
APN / Parcel ID:	02299925



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Property Photos



Property Photos

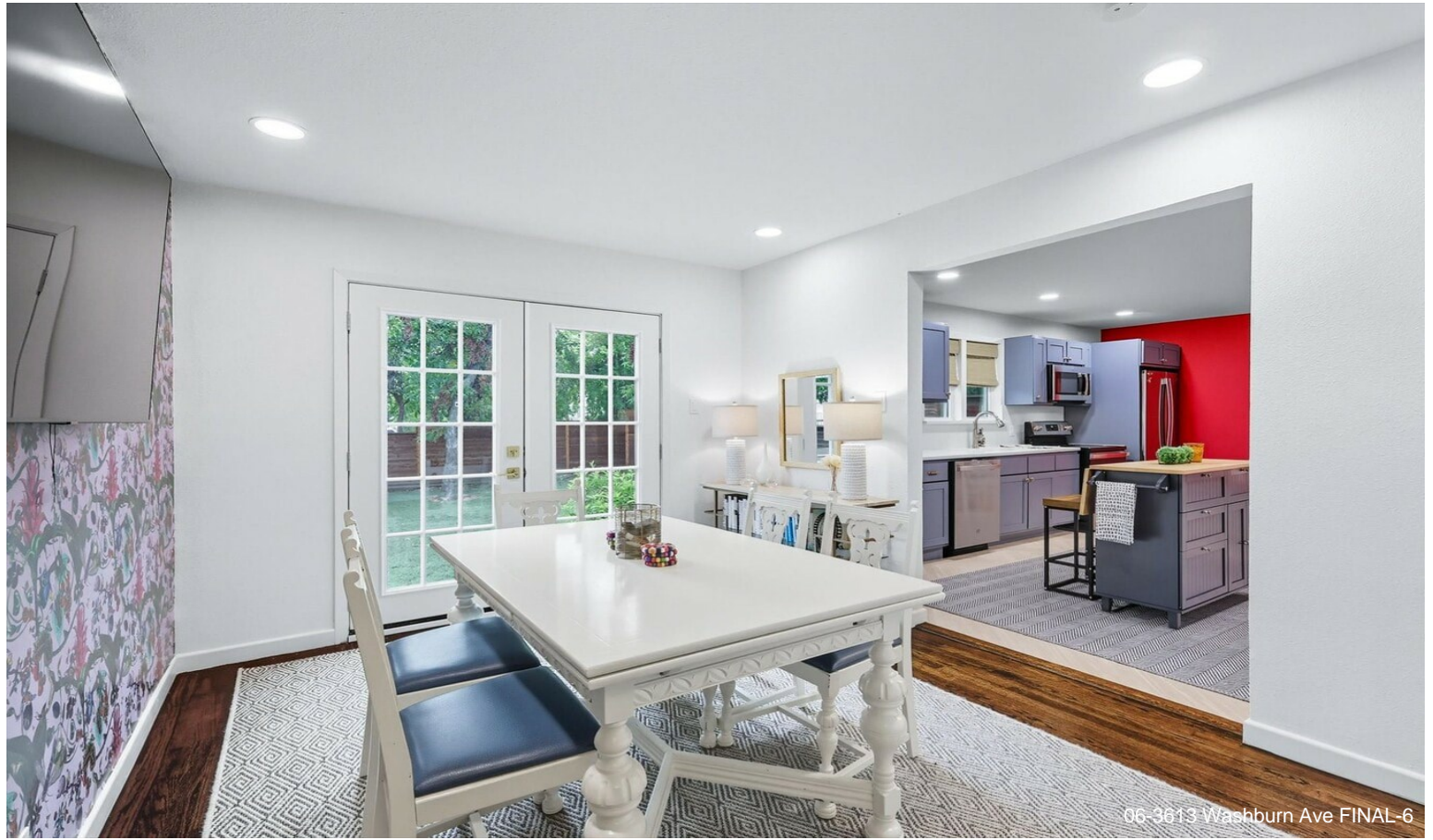


04-3613 Washburn Ave FINAL-4

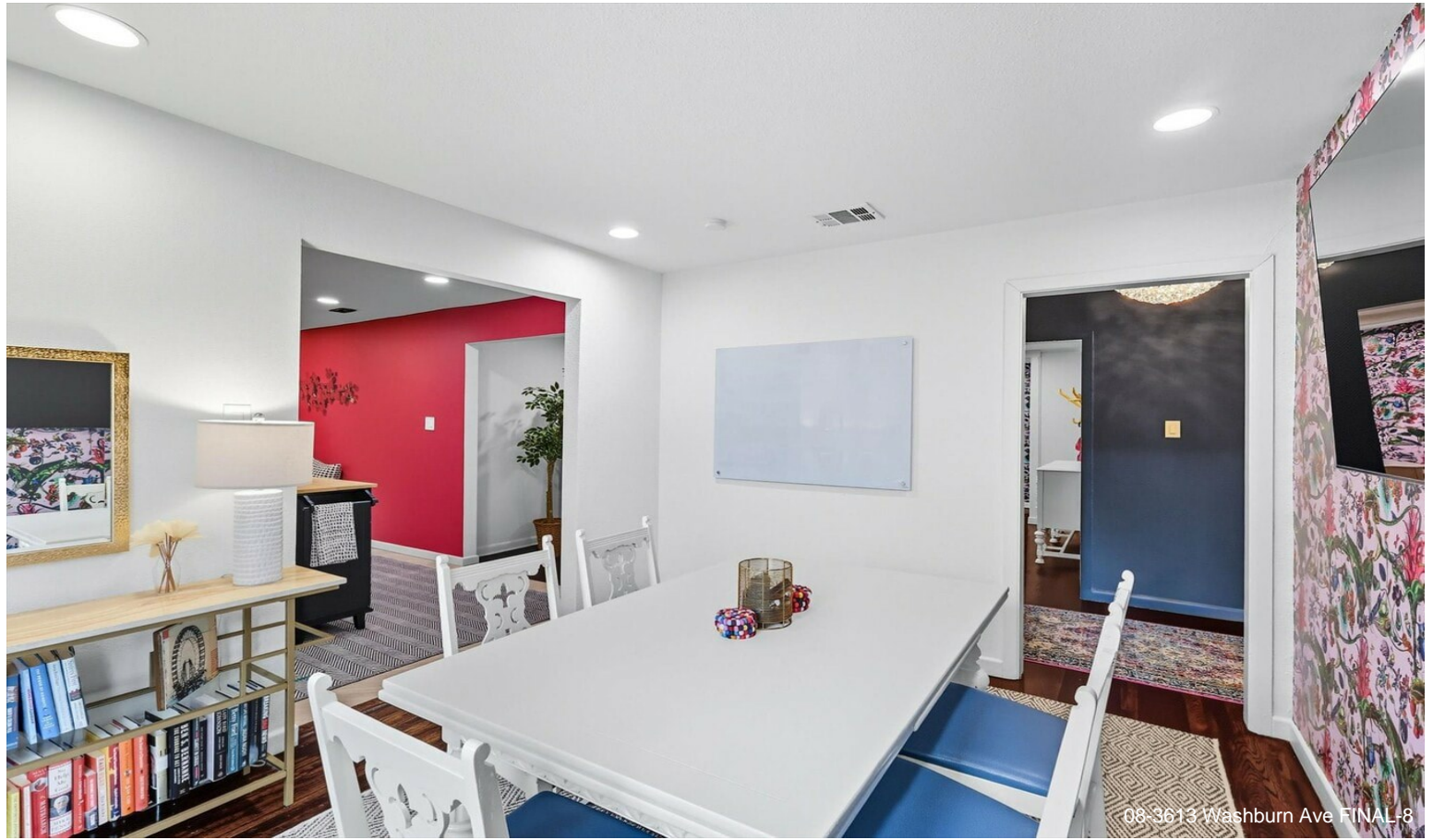


05-3613 Washburn Ave FINAL-5

Property Photos



Property Photos



Property Photos

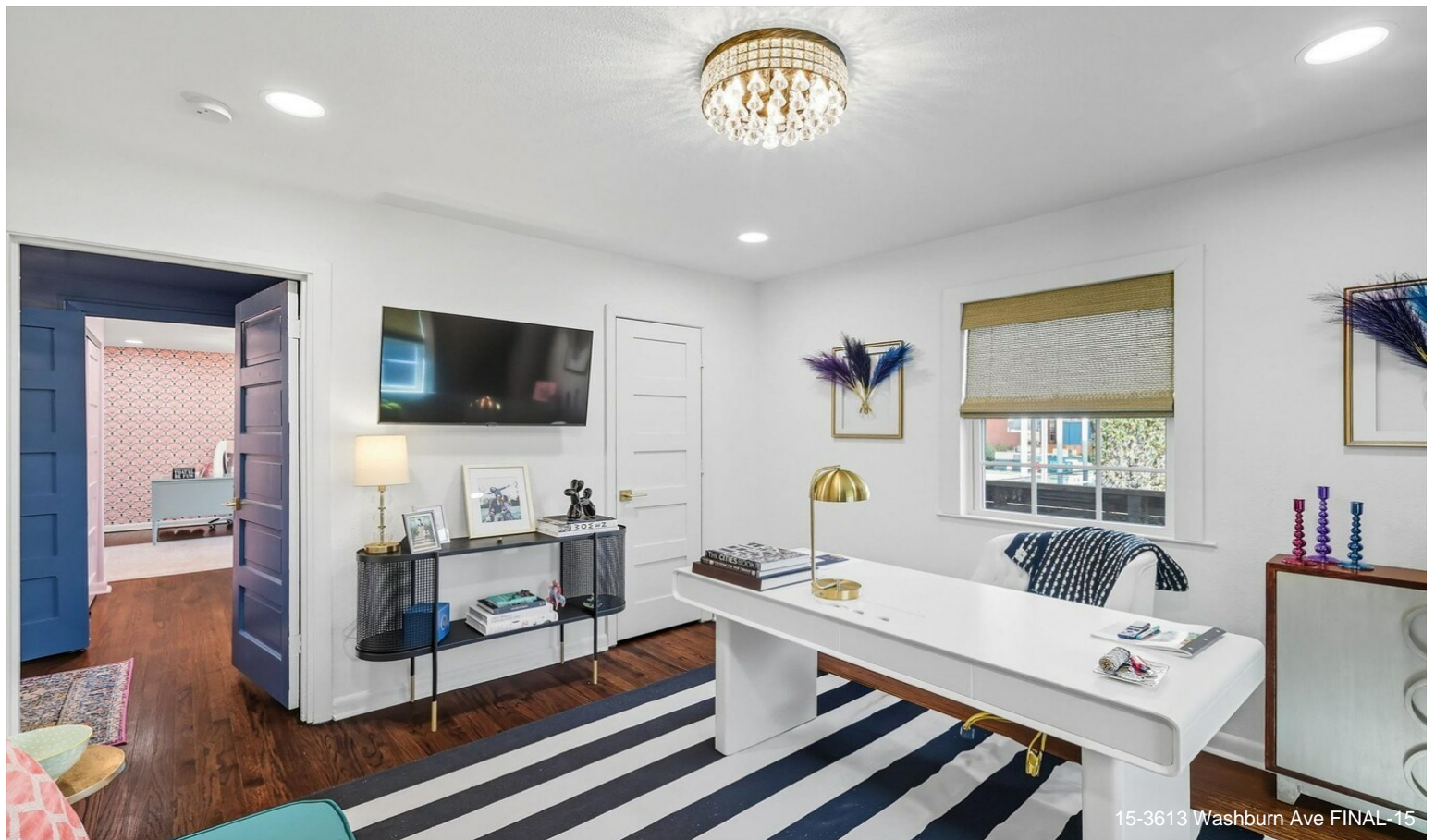
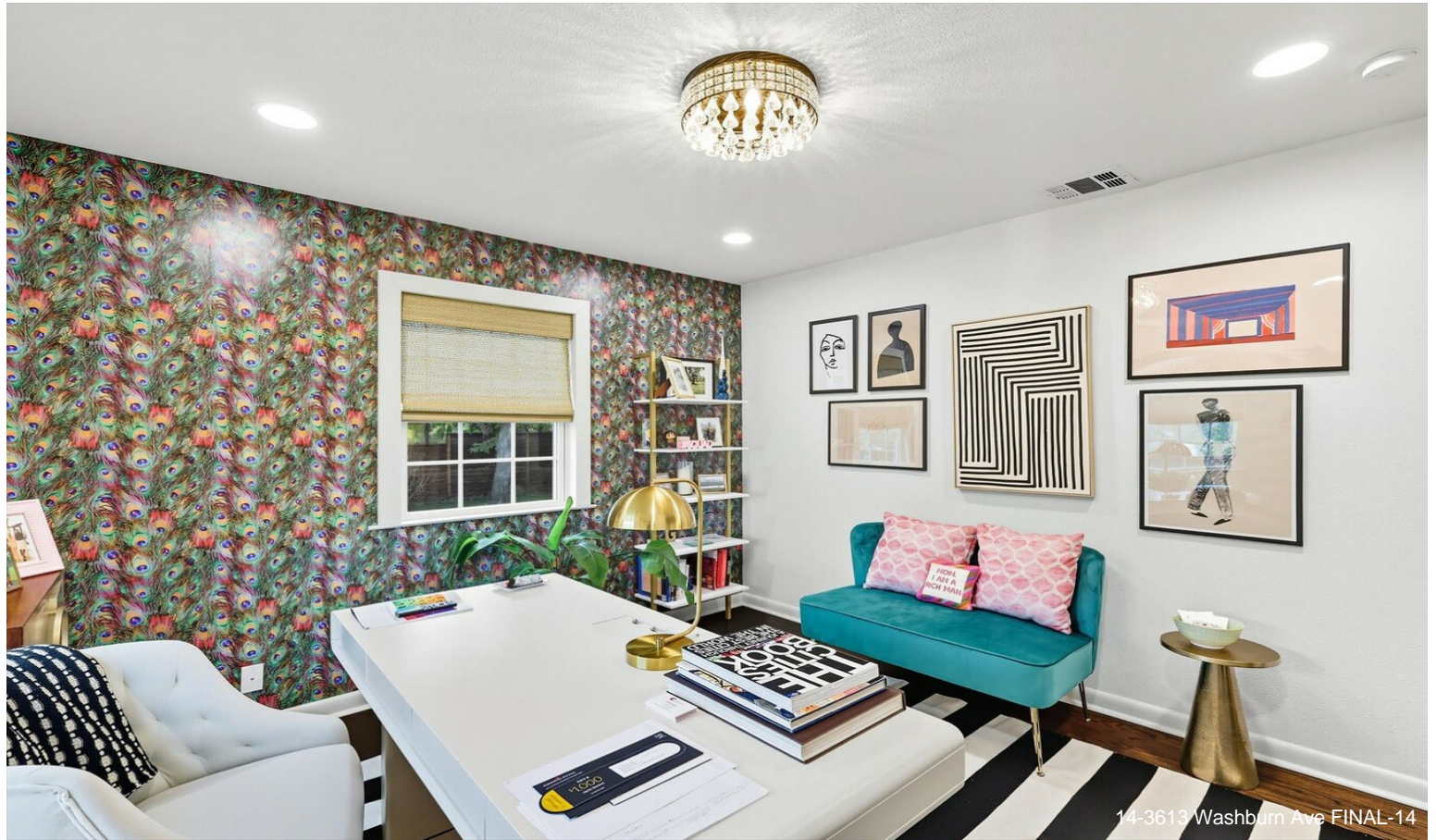


A modern bathroom interior featuring a walk-in shower with glass doors and a white tiled floor. The walls are covered in a vibrant, colorful floral pattern. A white vanity unit is visible on the right side of the shower area.

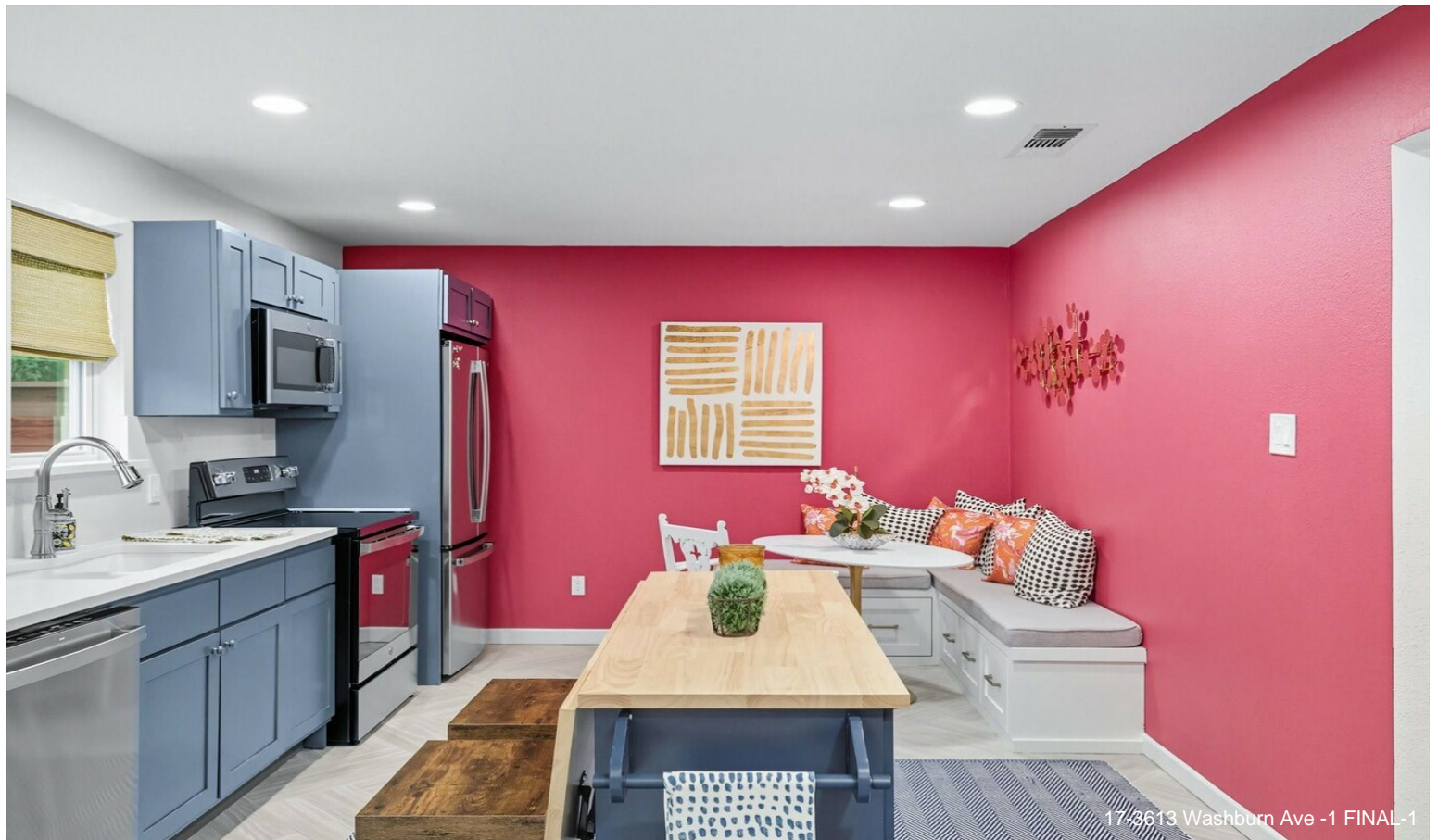
A modern, bright office space with a white desk, a large window with a bamboo blind, and a colorful, patterned wall. The room features a striped rug, a potted plant, and a bookshelf. A chandelier hangs from the ceiling. The desk is white with a gold lamp and a stack of books. The wall is covered in a vibrant, multi-colored pattern. A large window with a bamboo blind is on the left. A potted plant sits on the floor. A bookshelf is on the right. A chandelier hangs from the ceiling. The floor is covered in a black and white striped rug. A teal cushion is visible in the bottom right corner. The text "13-3613 Washburn Ave FINAL-13" is in the bottom right corner.

13-3613 Washburn Ave FINAL-13

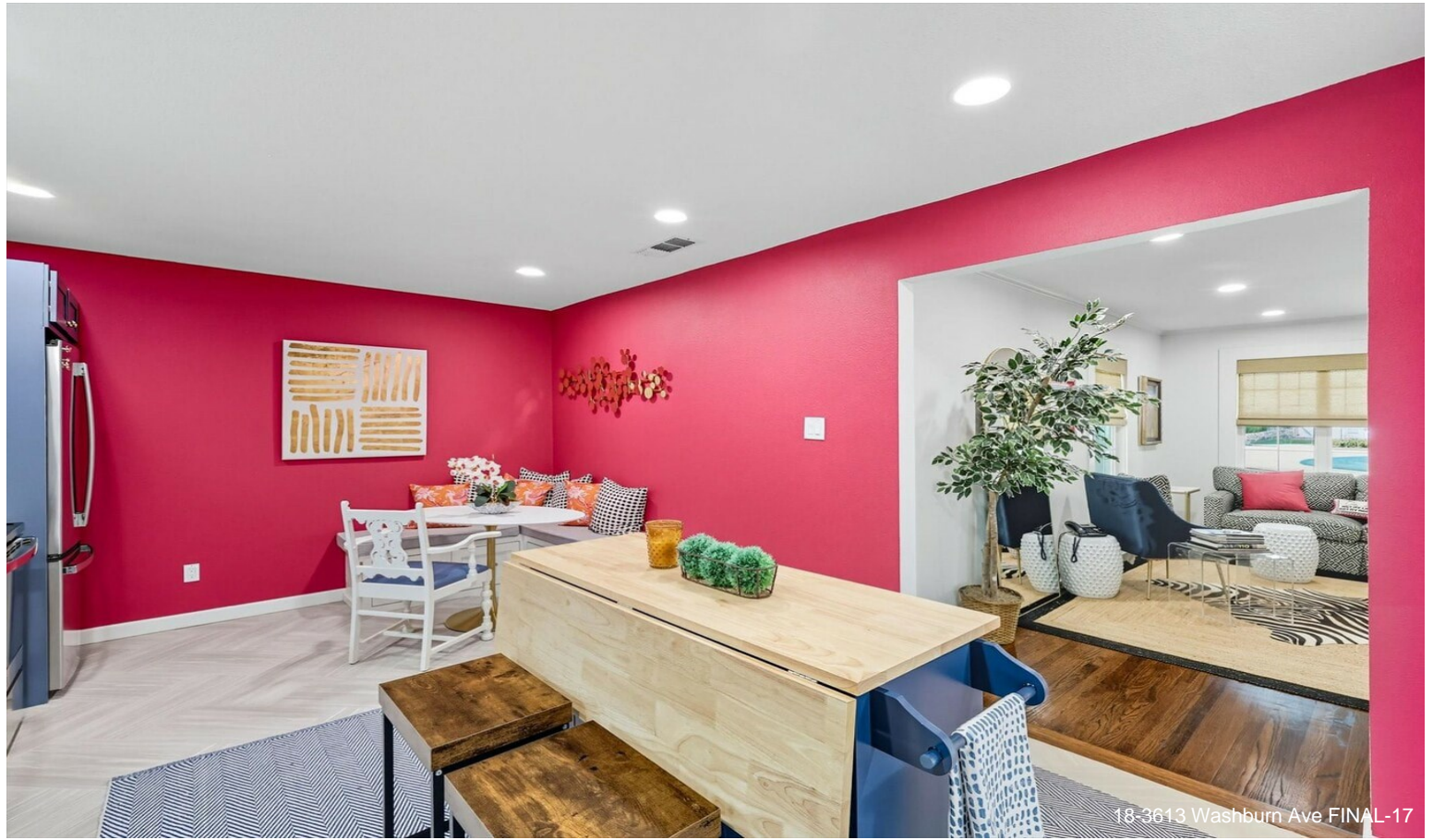
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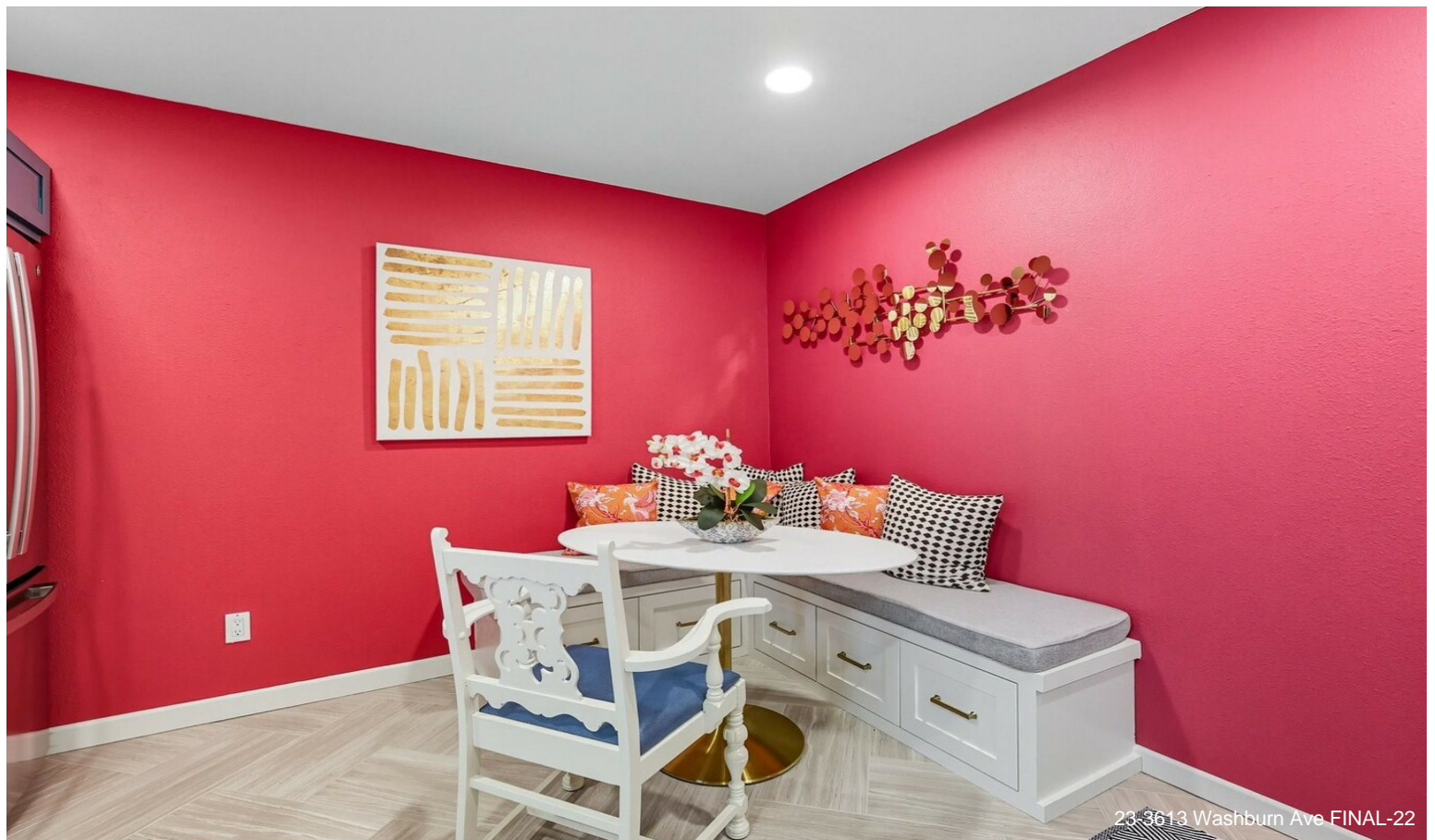
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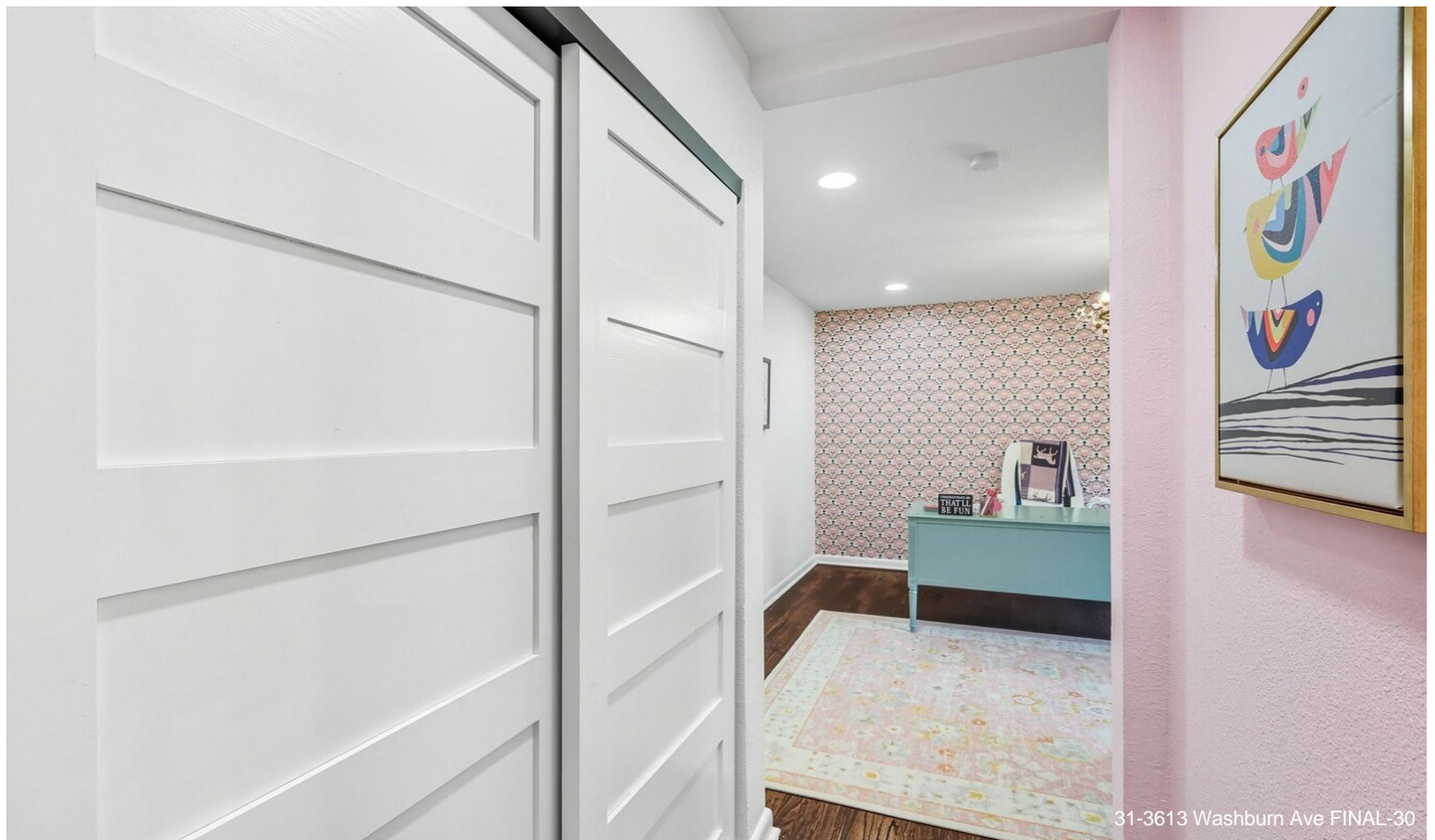
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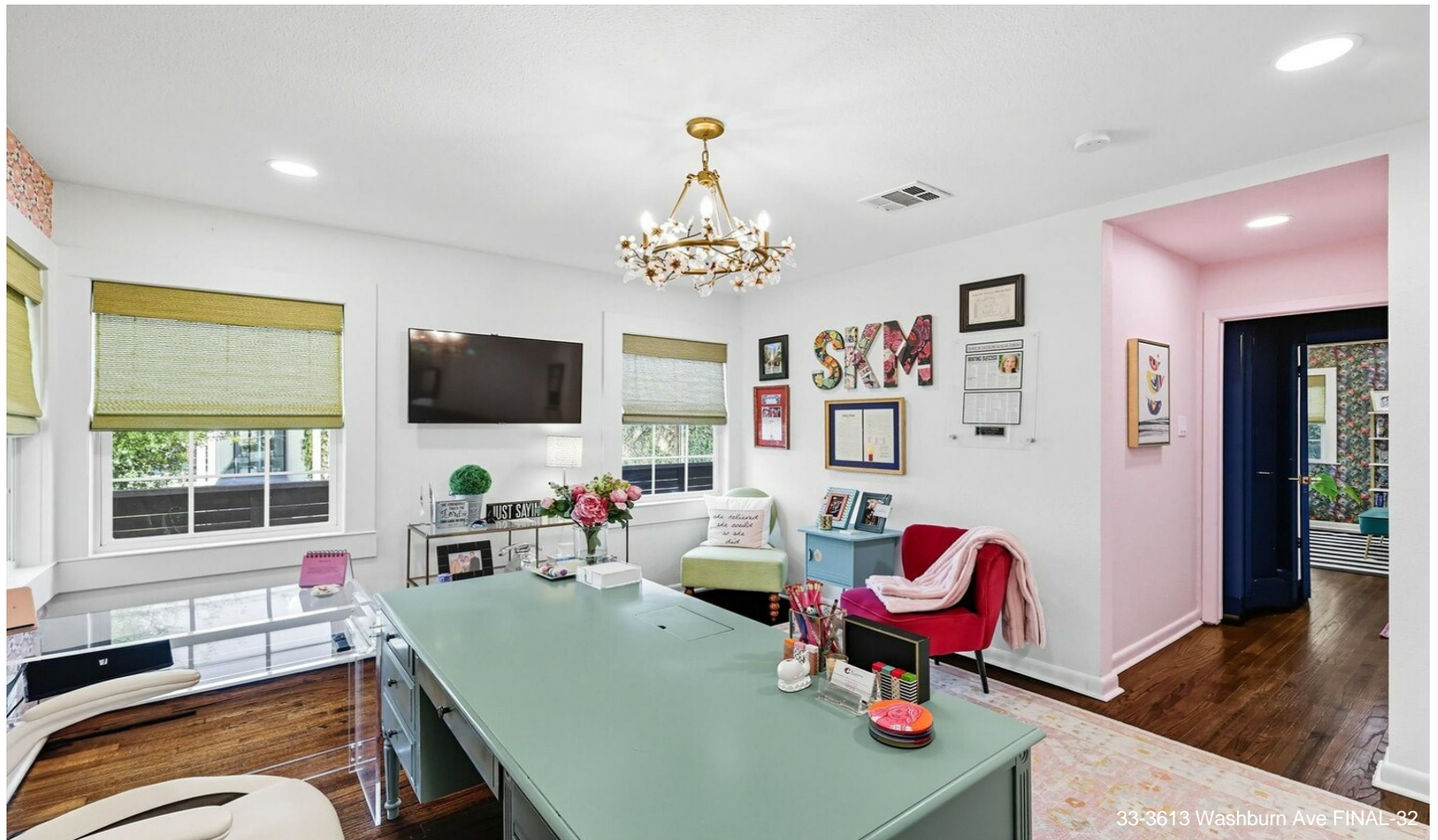
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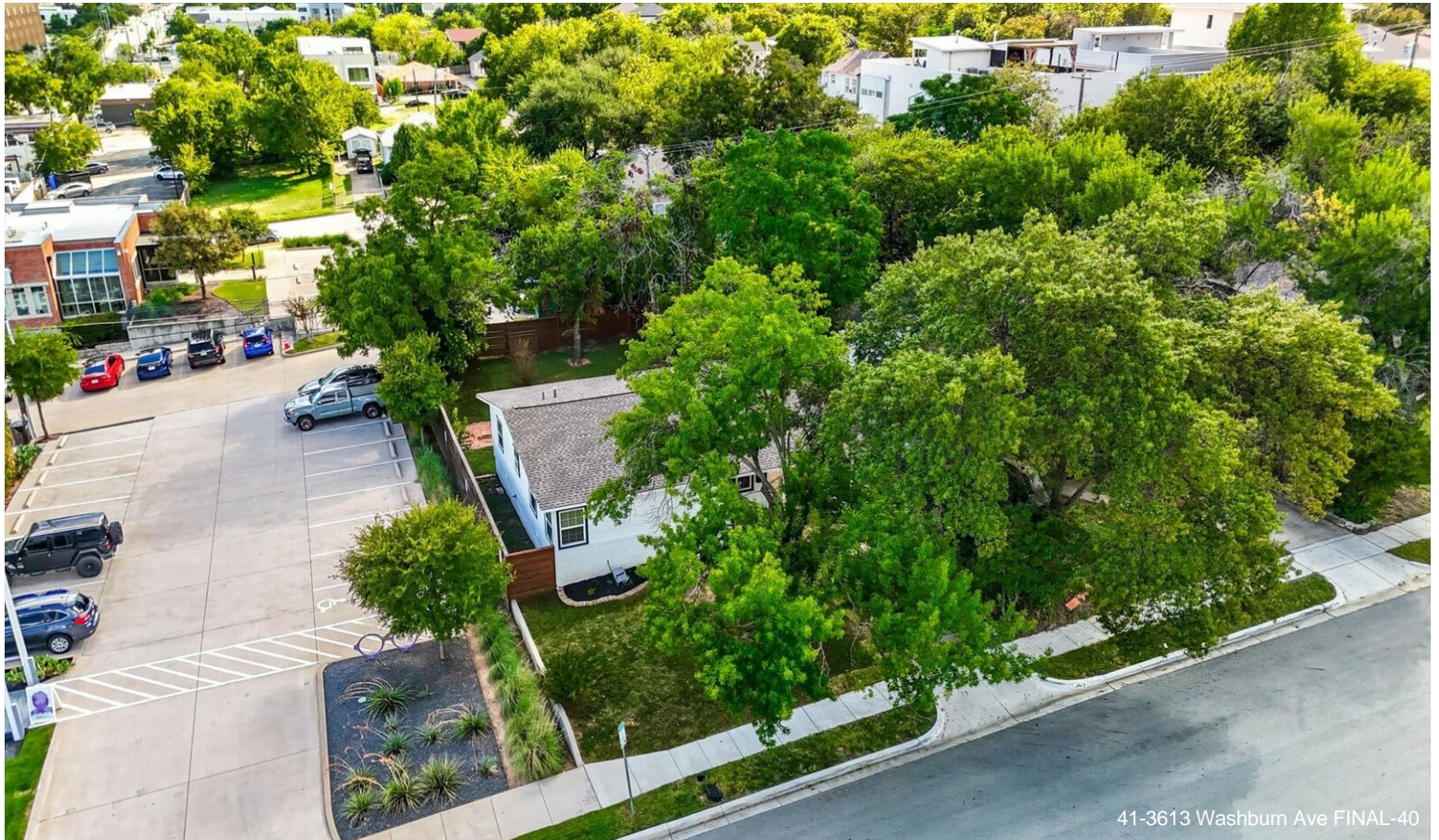


37-3613 Washburn Ave FINAL-36

Property Photos



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