



PRICE: \$595,000

# 901 W 3RD STREET

Odessa, TX 79763

**Wes Gotcher**

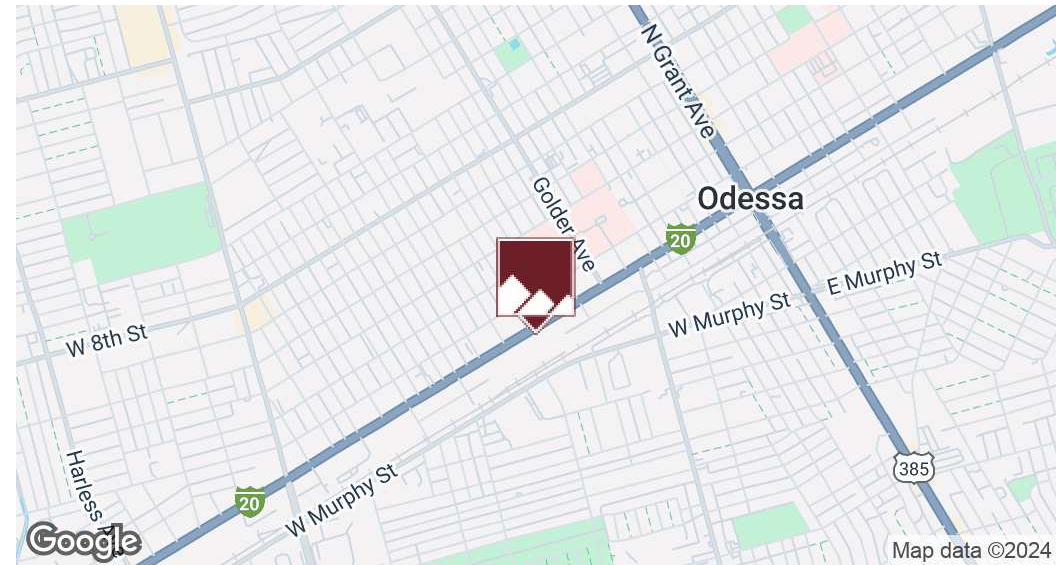
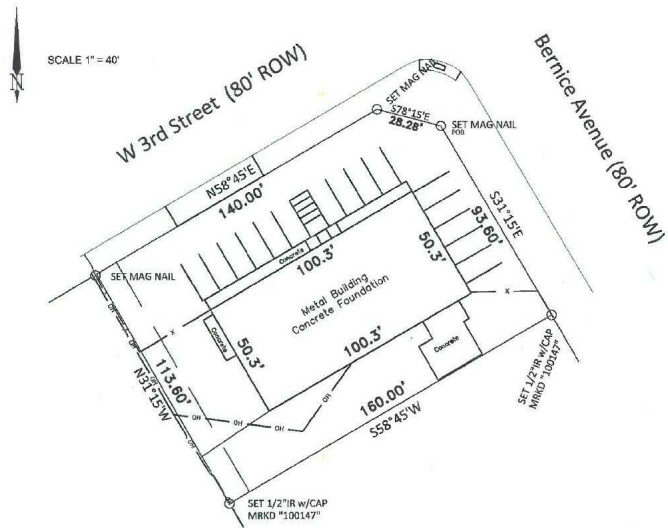
Broker | President  
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## Property Description

This newly renovated property totals 5,000 SF under roof on .42 Acres. There is 1,905 SF of office space comprised of (3) private offices, reception area, conference room, (2) restrooms and a work room. The heated and cooled shop is 3,095 SF featuring (2) 12'x12' OH doors. The current tenant, Trigon Industries, supplies CNC machinery tools for the oil and gas industry and is leased through October 2026. The site is well suited for a service company and is positioned in a dense industrial area with nearby industrial companies such as Jet Specialty, Standard Industrial Manufacturing and Abbott's Oilfield Supply.

## Offering Summary

|                |  |
|----------------|--|
| Sale Price:    | \$595,000                                  |
| CAP Rate:      | 10.08% (Financials Available Upon Request) |
| Lot Size:      | 0.42 Acres                                 |
| Building Size: | 5,000 SF                                   |

## Location Description

Located at the Southwest hard corner of W. 3rd Street and Bernice Ave in Odessa, TX. This prime location offers easy access to Business 20 (W. 2nd Street) and N County Rd W.

## Property Highlights

- CAP RATE: 10.08%
- 1,905 SF (Office) | 3,095 SF (Shop)
- (3) Offices
- Reception Area | Conference Room
- (2) Restrooms
- (2) 12'x12' OH Doors
- Heated/Cooled Shop

## Wes Gotcher

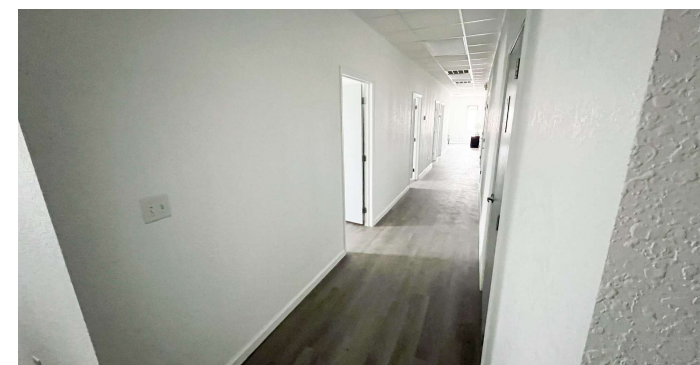
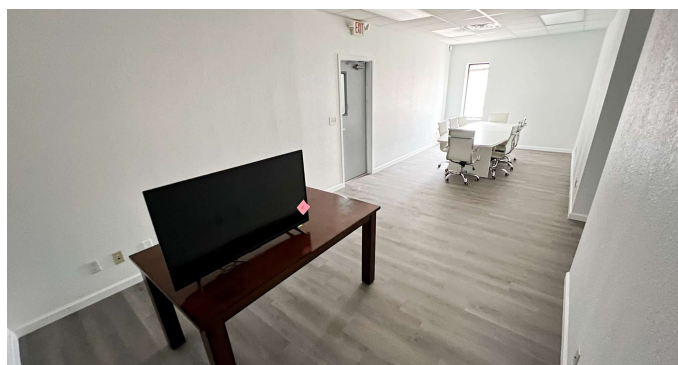
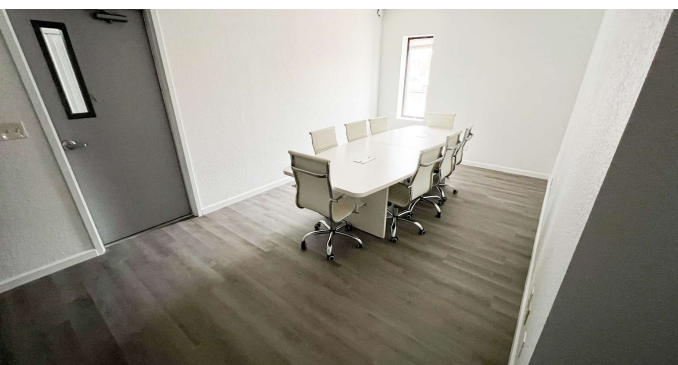
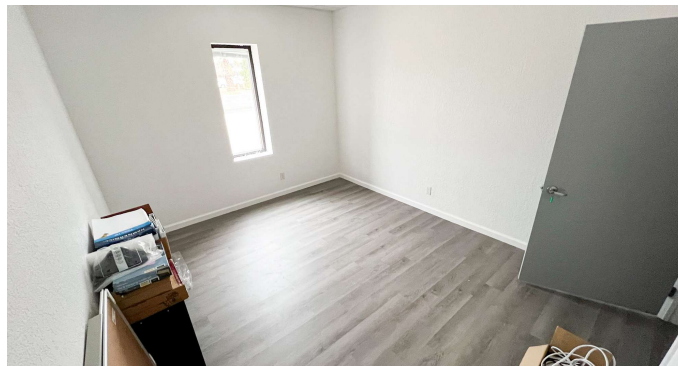
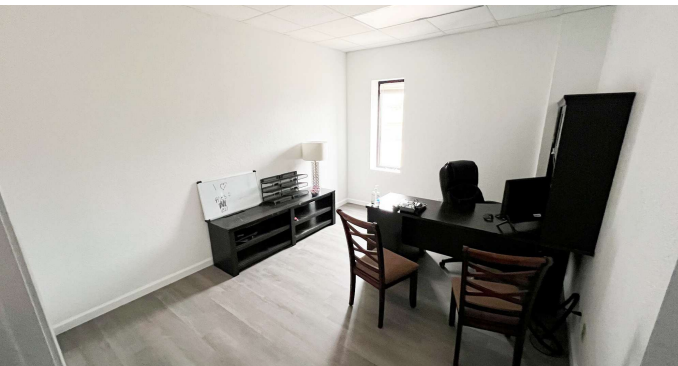
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 **MORIAH**  
BROKERAGE SERVICES, LLC



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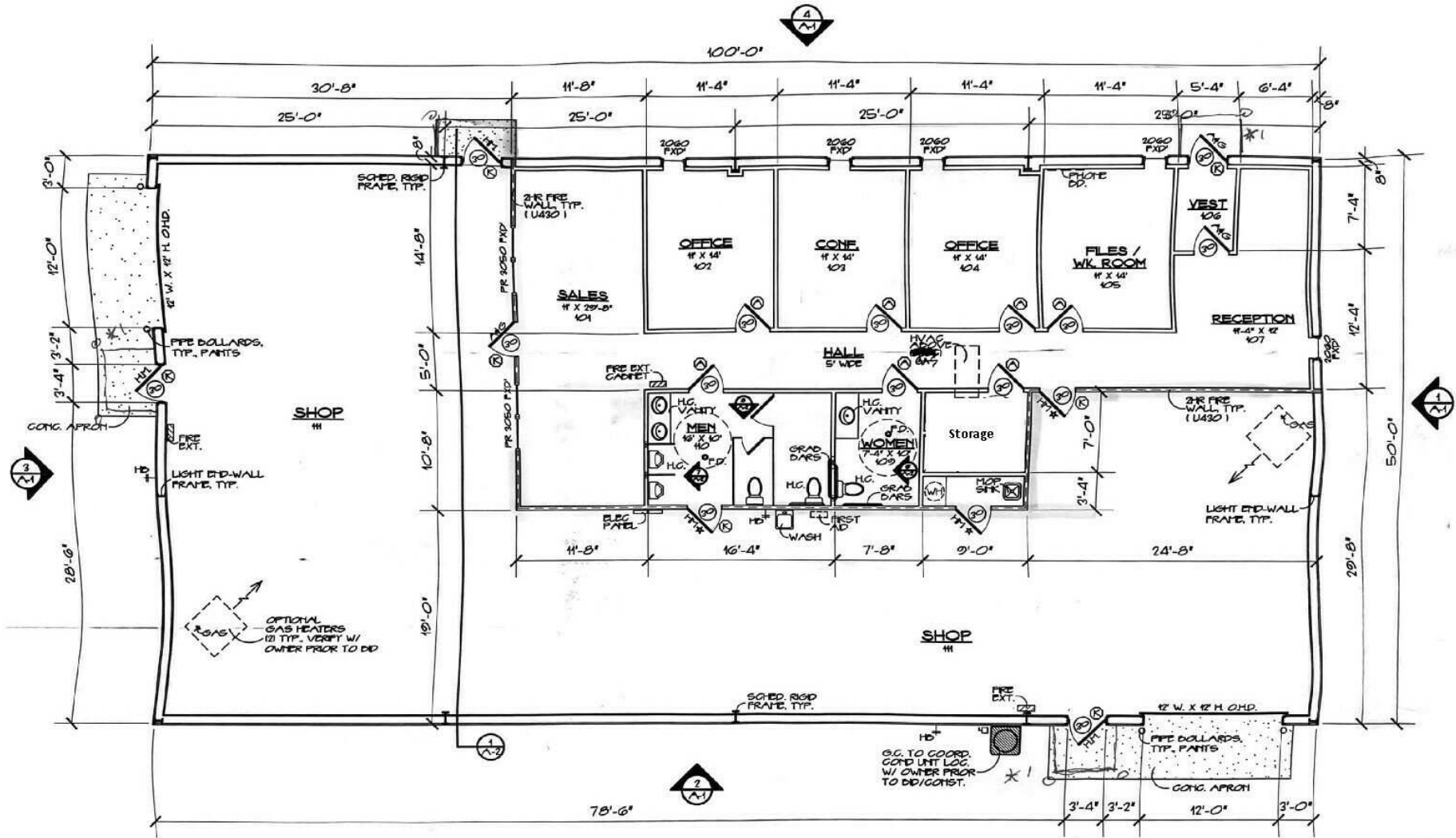
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# FLOOR PLAN | 901 W 3RD ST

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