

FOR LEASE



Commercial & Residential Real Estate

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Mitley, LLC presents **2241 34th St**
a 2,590 square foot commercial
building on 34th Street

Commercial Building



2,590 SF Building Available FOR SALE OR LEASE on 34th Street between University and Ave Q

Rent: \$1,700 / month (gross modified lease)

Term: Minimum 1-year; Short-term available (minimum of 2 months)

Building Size: 2,590 SF; **Lot Size:** 4,419 SF

This large building is designed as an office but can easily be run as whatever your business desires are. Located halfway between University and Ave Q on 34th St., this property is surrounded by large amounts of commercial activity, homes, and multi-family units. The building is designed as an office with a large lobby, three private executive offices, a large conference room (can comfortably hold between 8-12 chairs), and plenty of storage space.

Building Upgrades: 2024 HVAC professionally serviced; general remodel in the mid 2000s

Property is also available for sale for \$169,000

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Property Details

Year Built: 1985; Remodeled Mid 2000s
Tenancy: Single (can be double)
Free Standing: No
Restrooms: 2
Building Size: 2,590 square feet

Lot Size: 4,419 square feet
Private Offices: 3
Furniture: Most is included



Please note that this brochure and all information provided is for marketing purposes only. All buyers are encouraged to consult an attorney and verify all the information provided. Mitley, LLC and all associated entities, affiliates, and parties are not responsible for inaccuracies or misrepresentations.