

FOR SALE

6603 Utica Avenue

Lubbock, TX 79414

WestMark
COMMERCIAL

TCN
WORLDWIDE
REAL ESTATE SERVICES



OFFERING SUMMARY



Sale Price
\$495,000



Available SF
909 SF



Total Building Size
2,812 SF



Year Built
2002



Zoning
High Density Residential (HDR)

PROPERTY DETAILS

Total Property Size	2,812 SF
Suite 101 Available	909 SF
Year Built	2002
Zoning	High Density Residential (HDR)

PROPERTY DESCRIPTION

Discover a versatile three-tenant office building offering 2,812 SF of functional workspace. Each suite is designed for productivity, featuring two or three private offices, a dedicated file room or storage area, and access to shared amenities, including a kitchenette/break room and restrooms. Call us today for more information. With this properties efficient layout and adaptable design, this property caters to a variety of professional or business uses.

Income:

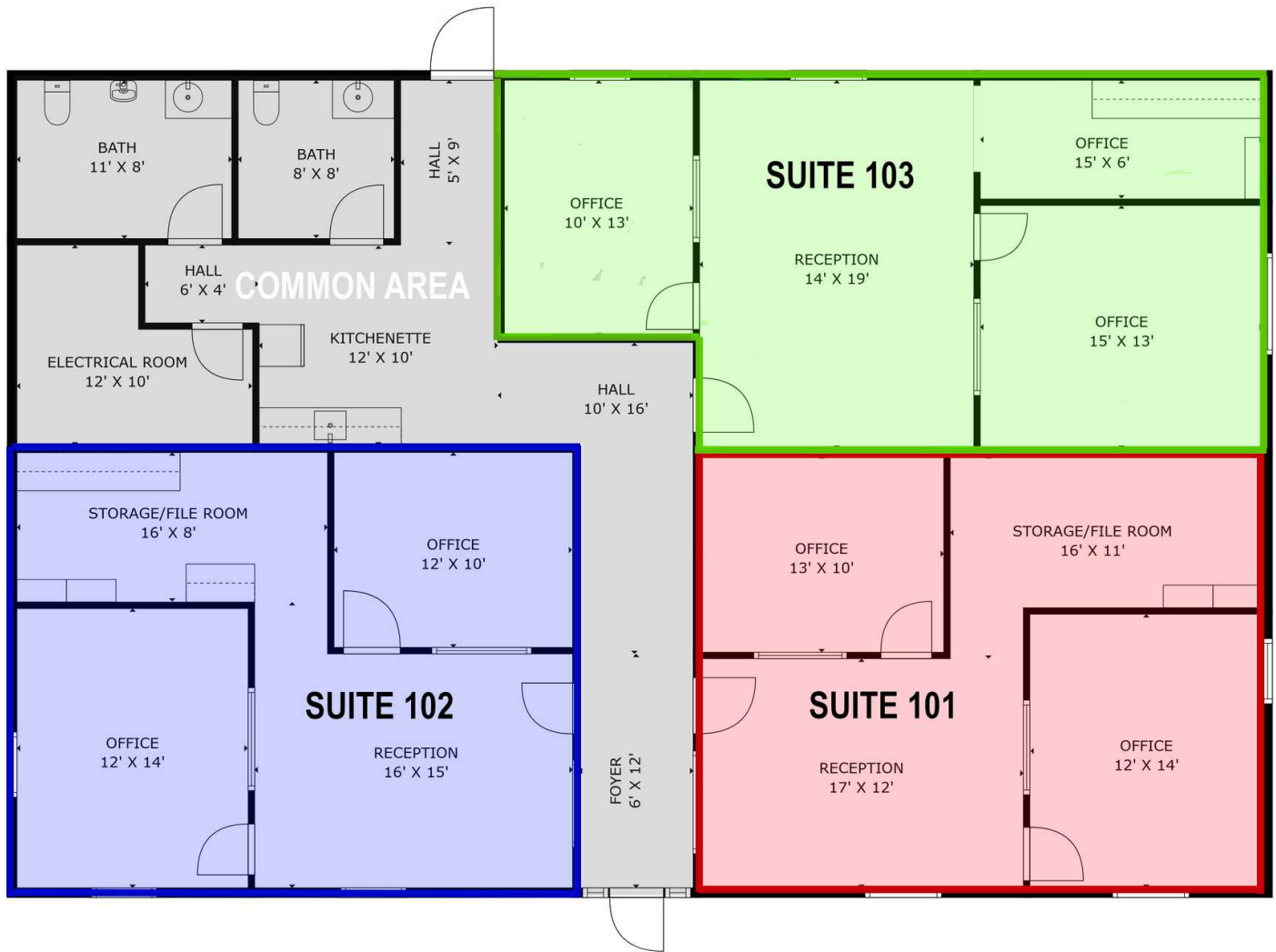
Currently Suite 102 & 103 are leased. Suite 102 is leased for 3 years for \$1,625/month. Suite 103 just signed a new 3 year lease and is paying \$1,625/month.



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FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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Suite	Tenant Name	Size SF	% Of Building	Price / SF / Year	Annual Rent	Lease Start	Lease End
101	Vacant	909 SF	32.33%	\$16.17	\$14,699	-	-
102	Tenant	887 SF	31.54%	\$16.57	\$14,698	2025	2027
103	Tenant	960 SF	34.14%	\$15.31	\$14,698	2025	2028
Totals		2,756 SF	98.01%	\$48.05	\$44,095		

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Versatile Multi-Tenant Office Building For Sale

Lubbock, TX 79414

Investment Overview

Price	\$495,000
Price per SF	\$176
CAP Rate	8.91%

Operating Data

Potential Net Operating Income	\$44,094
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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.

2-10-2025



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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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date