

Professional/Medical/ Retail Condos For Sale

2504 & 2503 Westminister
Pearland, TX 77581

\$449,000

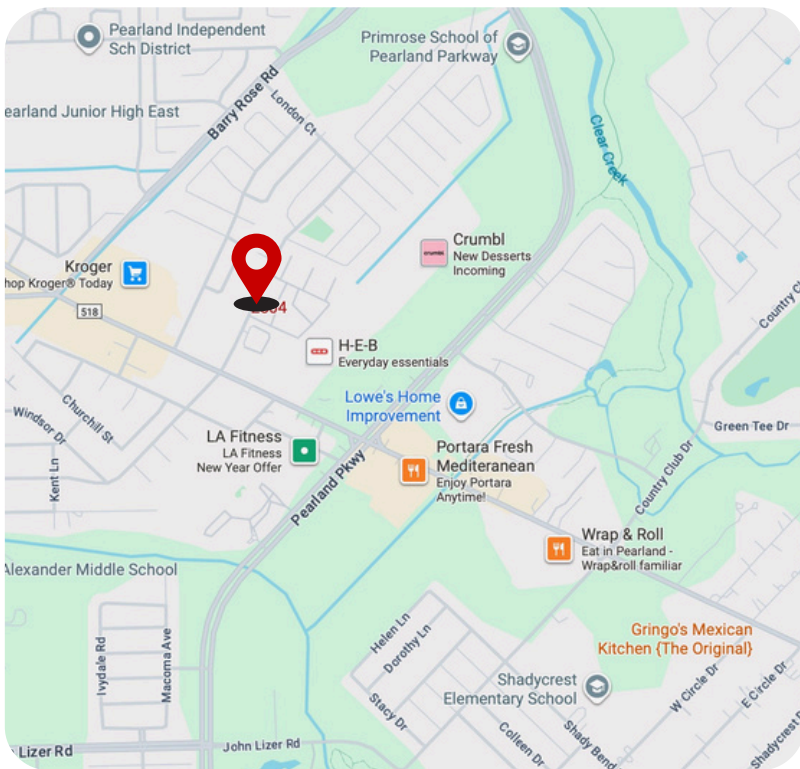


Prime Retail & Professional Space Near Pearland Parkway Flexible 2,224 SF Layout

Secure a prime location in one of East Pearland's most active commercial hubs.

This versatile building offers two distinct units—1,978 sq. ft. and 246 sq. ft.—that can be utilized separately or seamlessly combined for a total of 2,224 sq. ft.

Currently operating as a thriving hair salon, this plug-and-play space is ideal for beauty professionals or can be easily converted for medical, legal, or general professional office use.



Gaston Garrido
TREC #732750

Direct: (612) 805-6353

Gaston.Garrido3@gmail.com



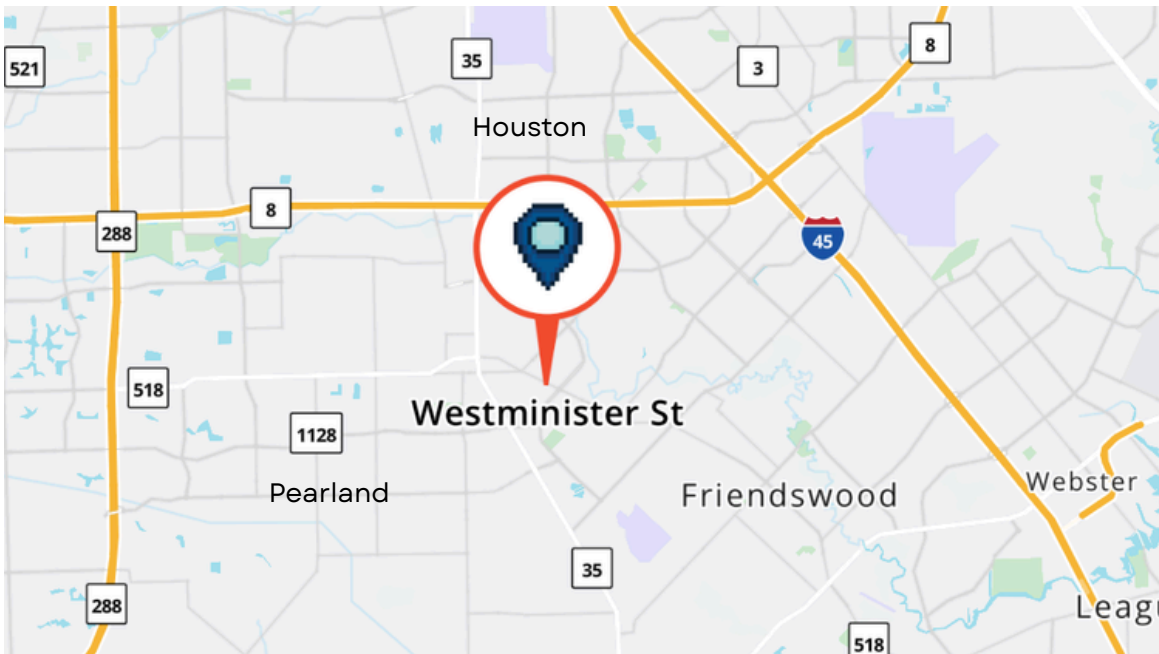
Misty Watkins
TREC #0441494

Direct: (832) 877-3289

MistyWatkinsRealtor@gmail.com

PROPERTY HIGHLIGHTS

- **Total space available 2,224 square feet**
- **Located near major roadways:**
 - **FM 518, Pearland Parkway, Hwy 35 and Beltway 8**
- **Located near major shopping, dining and residential areas**
- **Existing businesses include medical, professional and hair salon**
- **Private entry**
- **Two 4-ton HVAC Units**
- **Reception area**
- **High traffic water resistant flooring**
- **Exterior lighting**
- **Wi-fi enabled camera security system**



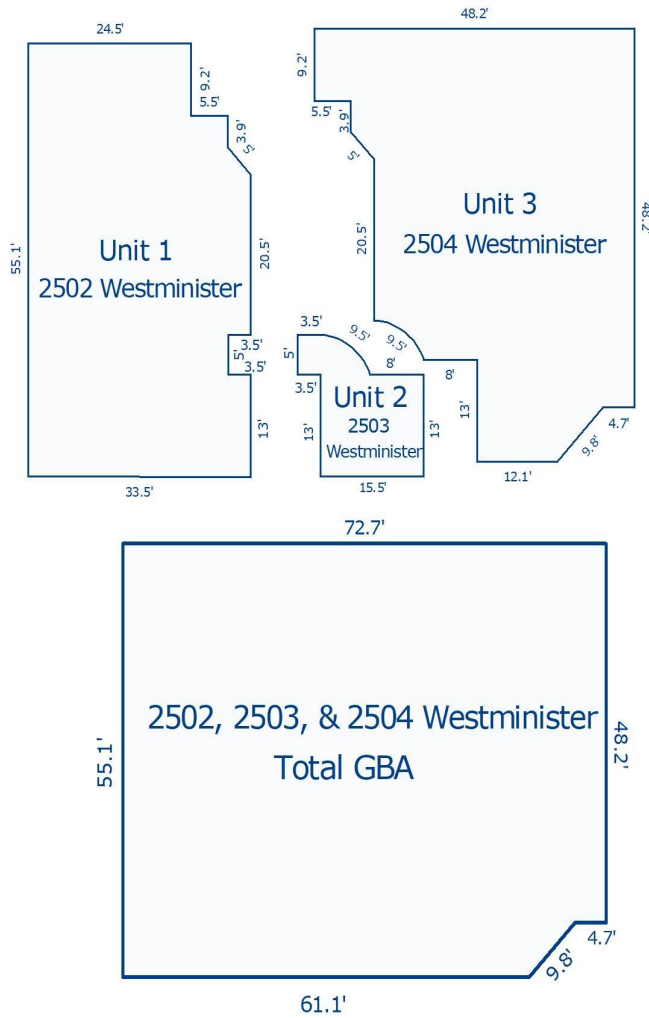
**Close proximity
to Houston,
Friendswood,
Alvin
and Manvel**

All information provided is deemed reliable but is not guaranteed and should be independently verified prior to purchase.

SKETCH ADDENDUM

Borrower or Owner	Rosemary Watson		
Property Address	2502, 2503, & 2504 Westminister		
City	Pearland	County	Brazoria
		State	TX
		Zip Code	77581
Client	Rosemary Watson		

Breakdown of Individual Unit Sizes



Sketch by Apex Sketch v5 Standard™

Comments:

AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GBA1	First Floor	3950.11	3950.11
OTH	Unit 1	1727.74	
	Unit 2	245.78	
	Unit 3	1977.96	3951.47
Net BUILDING Area		(rounded)	3950

BUILDING AREA BREAKDOWN			
Breakdown			Subtotals
First Floor			
0.5 x	48.2 x	0.0	0.71
0.5 x	6.9 x	6.9	24.01
	72.7 x	48.2	3501.99
	61.1 x	6.9	423.40
4 Items			(rounded) 3950