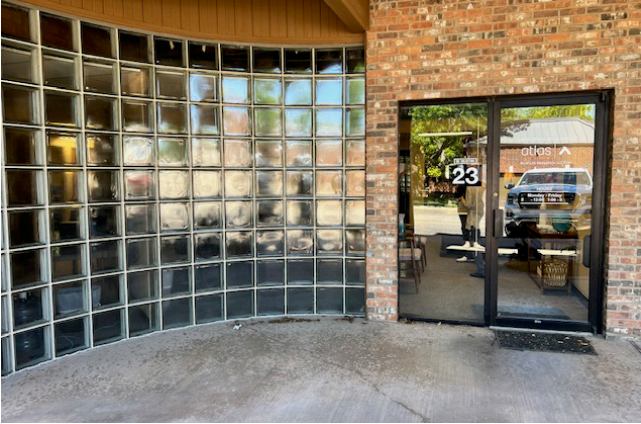


# FOR Sale

4415 71ST STREET  
SUITES 23 & 24  
LUBBOCK, TX 79424



## CONTACT

BILL YOUNG  
806.470.8318  
Byoung9478@Lubbockwestar.com

## PROPERTY FACTS

**Property Type:** Office Use

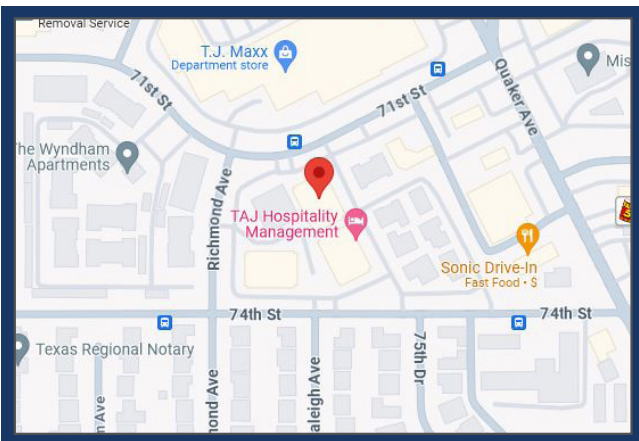
**Price for Purchase:** \$509,409.00

(\$135.00/PSF)

**Total square footage:** 3,774 Sq. Ft. (+/-)

**Annual Condo fees:** \$3.35/PSF

**Year Built:** 1984



# 806.797.3231

4418 74th, Suite 65 • Lubbock, TX 79424 • 806 793-2130 (Fax)

EVEN though the material in this sales package was gathered from resources deemed reliable, WESTAR COMMERCIAL REALTY and/or its sales agents, do not take responsibility for any errors or omissions. This sales package is subject to withdrawal or price change without notice.



SOUTHRIDGE OFFICE CONDOMINIUMS  
SUITE #23 AND SUITE #24  
4415 71ST STREET  
LUBBOCK, TX 79424

PROPERTY TYPE: Office Condos  
PURCHASE PRICE: \$509,409.00  
PRICE PER SQUARE FOOT: \$135.00/psf  
ZONING: C-2  
ANNUAL CONDO FEES: \$3.35/psf (2024)

**COMMENTS:**

The offering Property consists of two professional office units located in the Southridge Office Condos located at 4415 71st Street. The two units are in an 11,322 square foot building and are located as the back or South 3,774 Sq. Ft. Each unit is 1,887 square feet and could be converted into one unit by removing a wall to make a larger office.

Suite #23 consists of 1,887 square feet and it has six (6) private offices (one could be converted into a conference room), one bathroom, and a large bull-pen/reception area. Some of the offices have built ins and storage.

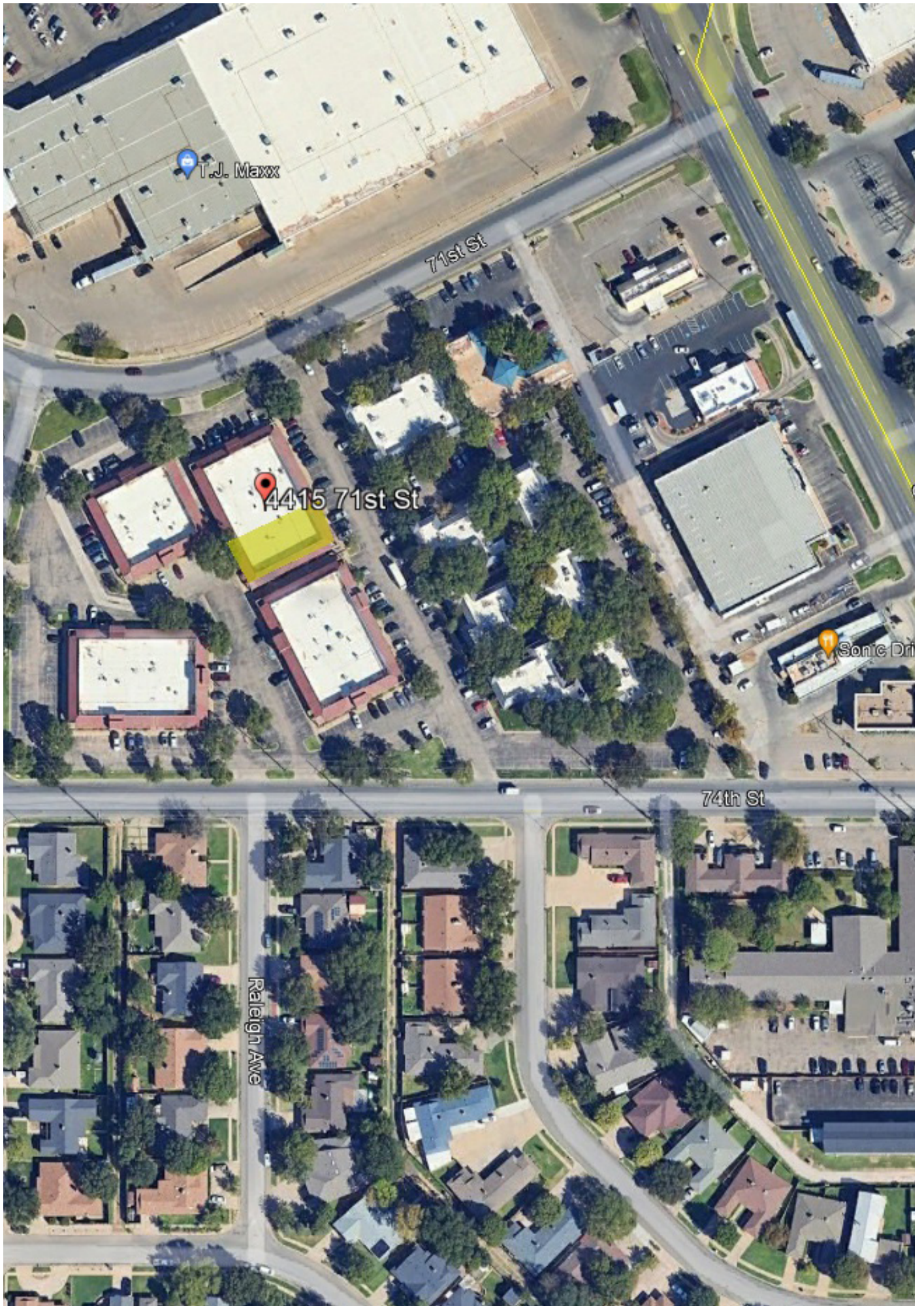
Suite #24 is also 1,877 square feet and it consists of a conference room, five (5) private offices, a coffee/breakroom, one bathroom, and a large bull-pen/reception area in front. Most of the offices have built-in cabinets and storage.

New roof replaced in 2022.

Both suites must be sold together, the owner will not divide and just sell a single unit. Showing by appointment only.

**CURRENT LEASES**

ATLAS CMMS CPAs and ADVISORS PLLC	\$2,000/Month	Month to Month
SOUTH PLAINS SUBS	\$1,750/Month	1/1/22 to 12/31/24



T.J. Maxx

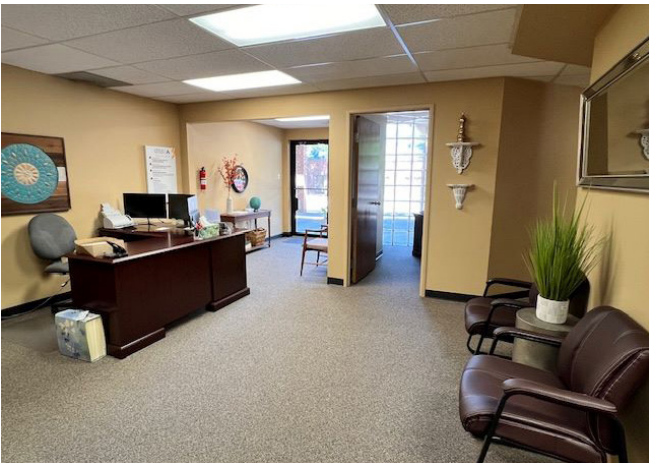
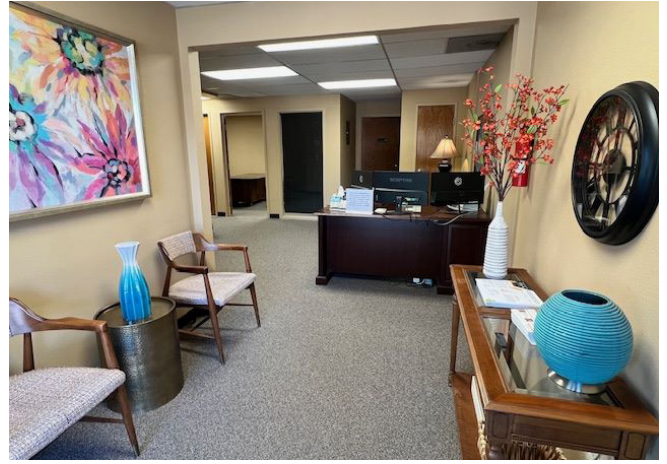
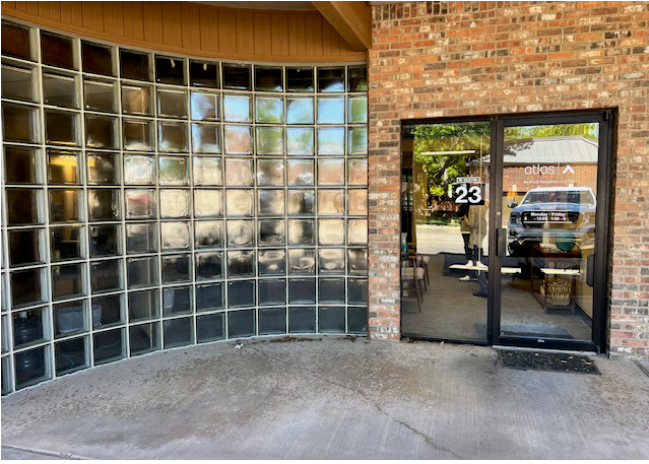
4415 71st St

71st St

74th St

Raleigh Ave

Some Dr



# Project 59

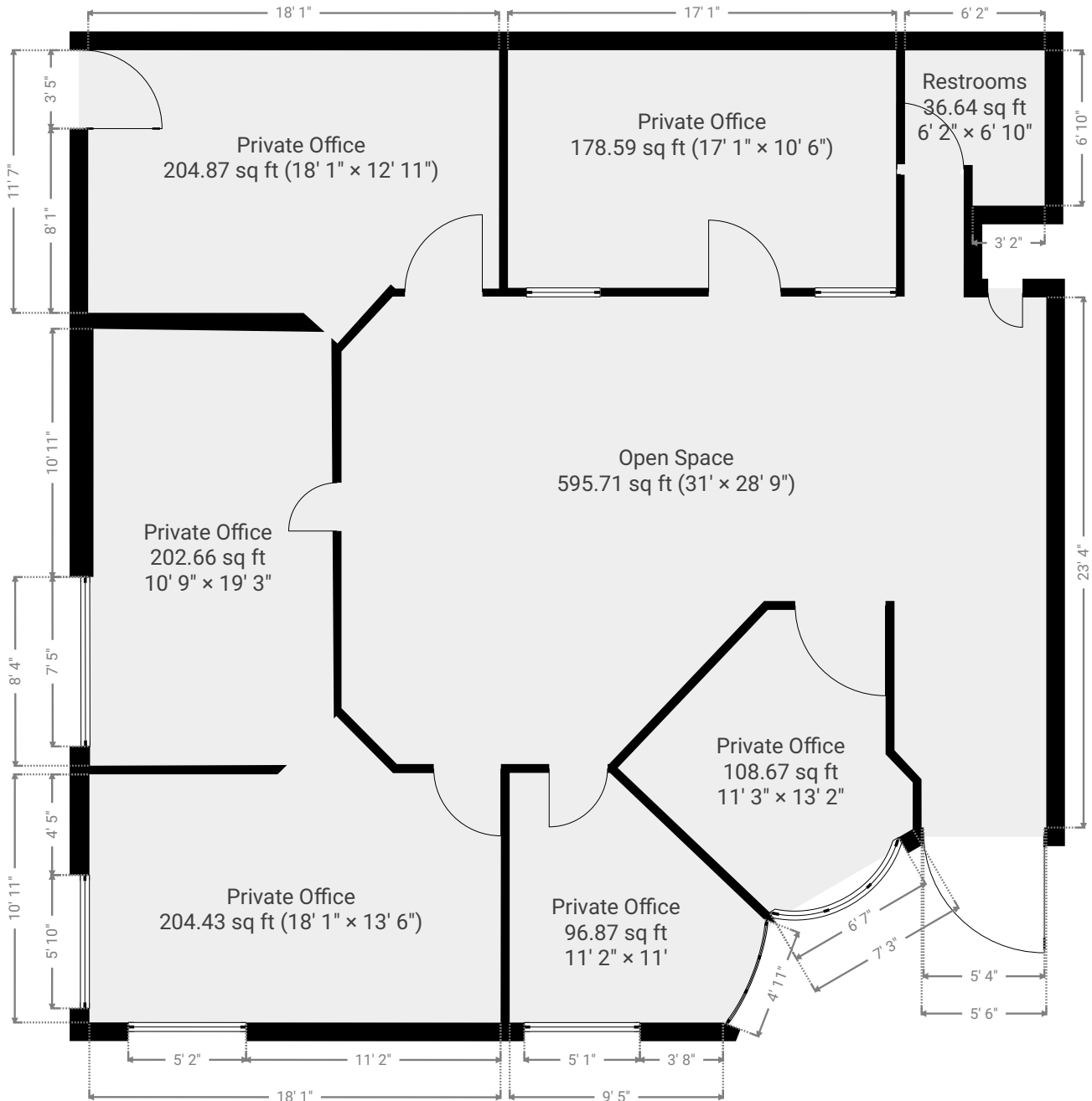
4415 71st. St., Suite 23, 79424 Lubbock, TX  
 TOTAL AREA: 1830.68 sq ft • LIVING AREA: 1602.45 sq ft • FLOORS: 1 • ROOMS: 8



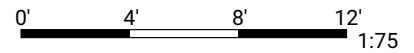
SUBMITTED BY Westar Commercial Realty  
 marketing@lubbockwestar.com • 8067973231

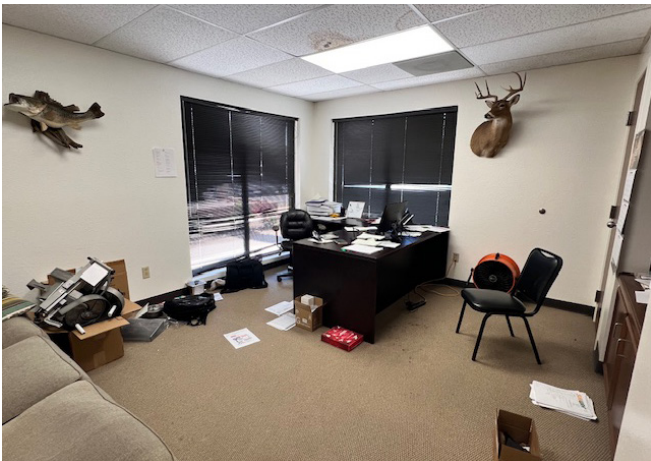
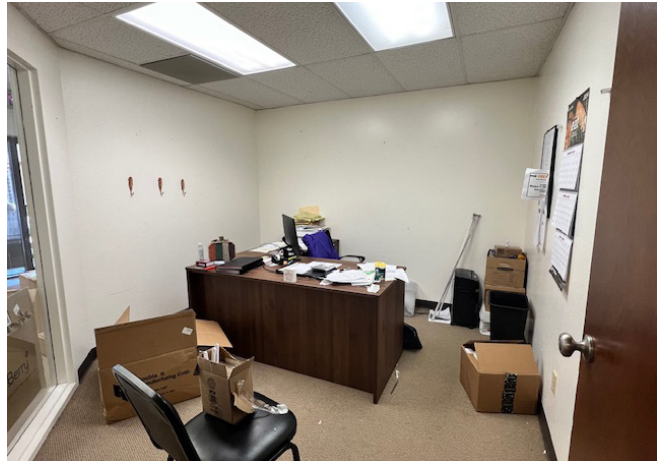
## ▼ Ground Floor

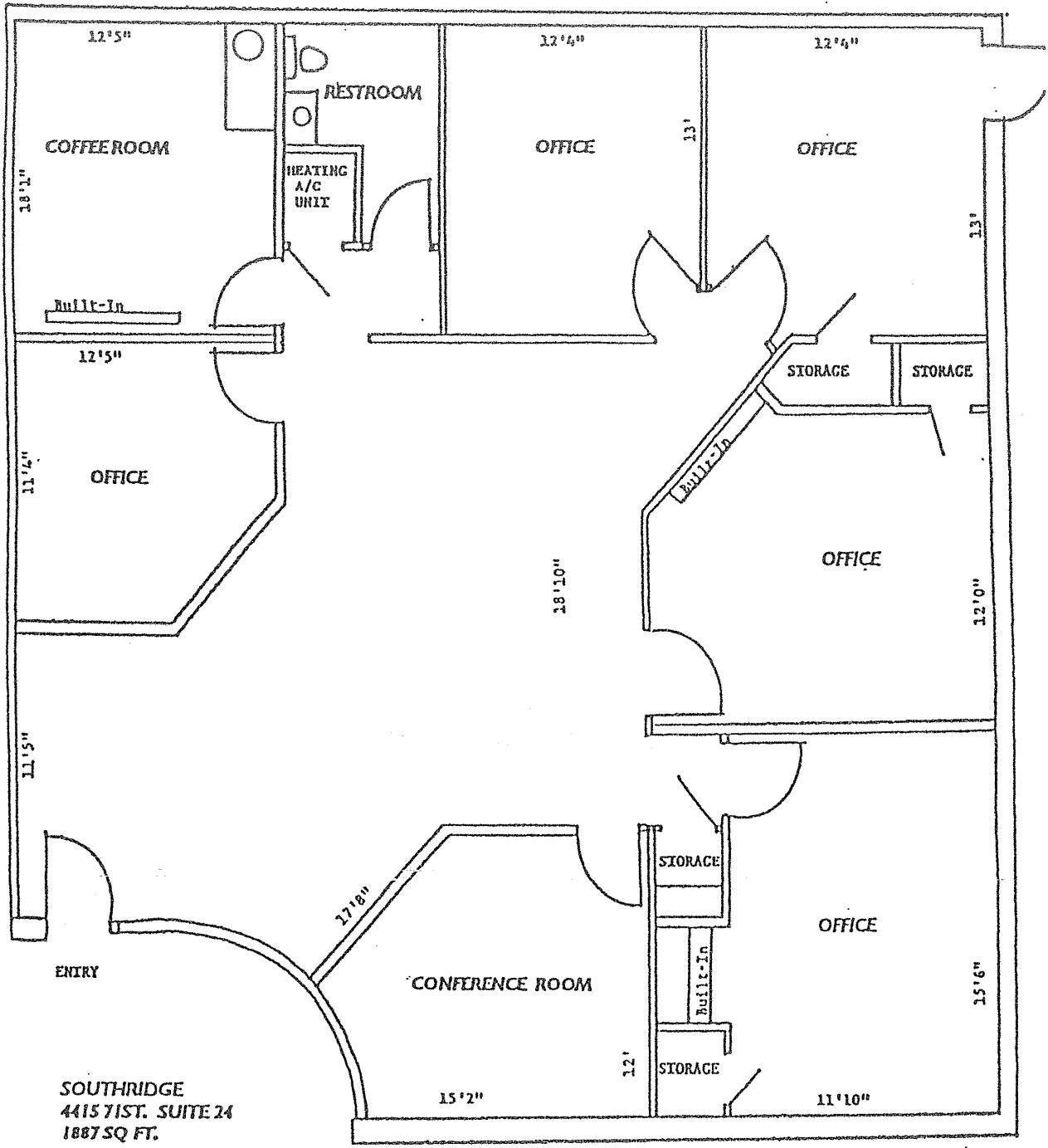
TOTAL AREA: 1830.68 sq ft • LIVING AREA: 1602.45 sq ft • ROOMS: 8



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSOPIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.







SOUTHRIDGE  
 4415 71ST, SUITE 24  
 1887 SQ FT.



# 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.

11-2-2015



### 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.

**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.

**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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

Westar Commercial Realty	9008174		(806) 797-3231
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Blake Truett</b>	<b>569964</b>	<b>Blake@Lubbockwestar.com</b>	<b>(806) 776-1279</b>
Designated Broker of Firm	License No.	Email	Phone
<b>Blake Truett</b>	<b>569964</b>	<b>Blake@Lubbockwestar.com</b>	<b>(806) 776-1279</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Bill Young</b>	<b>364208</b>	<b>Byoung9478@Lubbockwestar.com</b>	<b>(806) 776-1270</b>
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-0