

FOR LEASE



Commercial & Residential Real Estate

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806-438-9116



Mitley, LLC presents...

2429 34th Street
Lubbock, Texas 79411

Available for sale or lease

Unit A

Unit B

3R&P HOLDINGS
PROPERTIES
2429, 34th st
806.748.1555

For Sale / Lease: Building available right off of 34th and University

Lease Options:

- **Unit A or B: 1,680 square feet: \$2,000/month (gross lease) (\$14.29 / foot)**
- **Unit A + Unit B: 3,360 square feet: \$3,000/month (gross lease) (\$10.72 / foot)**

Sale Options: Purchase this building for \$336,000. Seller financing available.

Lot Size: 6,048 square feet; **Building Size:** 3,360 square feet

Description: This building was fully gutted and remodeled. When you enter the lobby, there is a large suite to the right side. On the left side, is a large room. Towards the rear, is a large warehouse / working space with two fully-updated restroom. Everything inside is brand new. This can easily be retrofitted for your business's needs.

Proposed Use: Office, retail, studio, warehouse/storage.

Location Description: Sitting right on 34th and University, this property is 1 mile away from Texas Tech University. Neighbors consist of other well-established local businesses, including Toot'n Tatum (right across the street), 7-eleven, Lubbock Lock & Key, Alliance Credit Union, Jackson Hewitt Tax Service, Sonic Drive-in, Stripes Gas Stations, Josie's, Metro PCS, Rent-A-Center, Dollar General, and many others.





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Property Details

Year Built: 1970 (2021 remodel)

Tenancy: Double

Traffic Count: 24,421, according to 2017 TX DOT data

Free Standing: No

Restrooms: 1

Total Building Size: 3,360 square feet

Lot Size: 6,048 square feet

