

## Commercial retail/office

17,602 Sqft - 1202 Welby Court,  
Laredo, Texas 78041

### Basic Details

Property Type:	<b>Commercial retail/office</b>
Listing Type:	<b>For Sale</b>
Listing ID:	<b>20240402</b>
Price:	<b>\$3,250,000</b>
Rooms:	<b>1</b>
Bathrooms:	<b>4</b>
Square Footage:	<b>17,602 Sqft</b>
Lot Area:	<b>62,220 Sqft</b>
Sq Ft Office Area:	<b>0</b>
Sq Ft Warehouse:	<b>0</b>
Total Square Footage:	<b>0 Sqft</b>

### Address Map

Country:	<b>US</b>
State:	<b>TX</b>
County:	<b>Webb</b>
City:	<b>Laredo</b>
Zipcode:	<b>78041</b>
Street:	<b>1202 Welby Court</b>
Longitude:	<b>W100° 31' 33.4"</b>
Latitude:	<b>N27° 34' 15.9"</b>



Well appointed two story professional office building with multiple conference rooms, private offices, elevator, large entry, well landscaped and ample parking. Located just off Mcpherson Rd. and south of Del Mar Blvd. Ideal for office, medical and professional services. Property also has a 3,000 sq. ft. warehouse that is included in the rental. Triple net charges are \$0.40 per sq. ft. per month and will be added as additional rent. Available August 2023

## MLS Addon

Type:	<b>Office</b>
Status Detail:	<b>1</b>
Short Sale Y/N:	<b>No</b>
LA1Agent First Name:	<b>Cristy</b>
LA1Agent Last Name:	<b>Swisher</b>
LO1Office Name:	<b>NAI Swisher &amp; Martin Realty</b>



## Agent Info



Laredo Real Estate Magazine  
[laredorealestatemag.com](http://laredorealestatemag.com)  
[956-568-0504](tel:956-568-0504)  
[mandy@laredorealestatemag.com](mailto:mandy@laredorealestatemag.com)  
[laredoremag@gmail.com](mailto:laredoremag@gmail.com)



6501 Arena Blvd. #110