





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



# Commercial retail/office

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

#### **Basic Details**

Property Type:  Listing Type: For Sale  Listing ID:  Price: \$3,250,000  Rooms: 1  Bathrooms: 4  Square Footage:  Lot Area:  Sq Ft Office Area:  Sq Ft Warehouse:  Total Square Footage:  Commercial retail/office  For Sale  120240402  4  4  4  520240402  4  5208  62,220 Sqft  0  62,220 Sqft  0  62,220 Sqft  0  62,220 Sqft		
Listing ID: 20240402  Price: \$3,250,000  Rooms: 1  Bathrooms: 4  Square 17,602 Sqft Footage:  Lot Area: 62,220 Sqft  Sq Ft Office 0  Area:  Sq Ft 0 Warehouse: 0 Sqft	Property Type:	
Price:       \$3,250,000         Rooms:       1         Bathrooms:       4         Square       17,602 Sqft         Footage:       62,220 Sqft         Sq Ft Office       0         Area:       0         Warehouse:       0 Sqft         Total Square       0 Sqft	Listing Type:	For Sale
Rooms: 1  Bathrooms: 4  Square 17,602 Sqft Footage:  Lot Area: 62,220 Sqft  Sq Ft Office 0 Area:  Sq Ft 0 Warehouse: 0  Total Square 0 Sqft	Listing ID:	20240402
Bathrooms:  Square Footage:  Lot Area:  62,220 Sqft  Sq Ft Office Area:  Sq Ft Warehouse:  Total Square  0 Sqft	Price:	\$3,250,000
Square Footage:  Lot Area: 62,220 Sqft  Sq Ft Office O Area:  Sq Ft Office O Warehouse:  Total Square O Sqft	Rooms:	1
Footage:  Lot Area:  Sq Ft Office Area:  Sq Ft Warehouse:  Total Square  62,220 Sqft  0  0  0  0  0  0  0  0  0  0  0  0  0	Bathrooms:	4
Sq Ft Office 0 Area: Sq Ft 0 Warehouse: Total Square 0 Sqft	<del>-</del>	17,602 Sqft
Area:  Sq Ft  Warehouse:  Total Square  0 Sqft	Lot Area:	62,220 Sqft
Warehouse: Total Square 0 Sqft		0
<del>_</del>		0
	<del>-</del>	0 Sqft

#### Address Map

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

### MLS Addon

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



## Agent Info



Laredo Real Estate Magazine
<a href="mailto:laredorealestatemag.com">laredorealestatemag.com</a>
<a href="mailto:m



6501 Arena Blvd. #110