

**FOR SALE**



Commercial & Residential Real Estate

CALL US TO LEARN MORE

**806-438-9116**



Mitley, LLC presents...

**4 Units on 34<sup>th</sup> Street in Lubbock  
2241, 2429 A, 2429 B, and  
2251 34<sup>th</sup> Street**



We are thrilled to present a new portfolio investment – featuring 75% occupancy – with incredible upside. All 4 units are located on Lubbock’s famous 34<sup>th</sup> Street.

The package can be sold together or split separately. The portfolio provides value-add opportunities for a new investor through leasing the one vacant unit.

Asking Price: \$699,000

2025 NOI: \$58,334.33 (75% occupied)

Actual CAP Rate: 8.35%

Pro-Forma NOI: \$92,302.91

Pro-Forma CAP Rate: 13.20%

Email us at [rm@mitley.com](mailto:rm@mitley.com)

Call at 806-438-9116

Tours: We encourage buyers to drive by each property. Tours will be arranged upon acceptance of an offer.



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