



2601 LITTLE ELM PARKWAY UNIT 602
LITTLE ELM, TX 75068



\$425,000



1,225 sqft

DESCRIPTION

Excellent investment opportunity in the highly desirable Elm Ridge Office Complex. This 1,250 SF office condo is currently leased with a stable tenant, offering immediate income for an investor. Ideally located near FM 423 in the rapidly growing Little Elm, Frisco corridor, the space features four private offices, a spacious reception area, and a well-appointed break room. Each office is generously sized and can also function as a meeting or conference room. The break room includes wood cabinetry, granite countertops, and space for a refrigerator and microwave, providing convenience for daily office use. The HOA covers exterior maintenance, water, sewer, trash, CAM, and building insurance, making ownership simple and predictable. The unit also includes an individually metered HVAC system for efficiency and control. With strong surrounding growth, excellent accessibility, and a stable tenant already in place, this property presents a great opportunity for investors seeking steady income in a prime North Texas location.

PROPERTY TYPE: Commercial - Office
MLS STATUS: Active
MLS: 21147301
YEAR BUILT: 2019
COUNTY: Denton
TRACT OR SUBDIVIION: Elm Rdg Office Condos Bldg 6
LIST DATE: 03/13/2026

CENTURY 21

Judge Fite Company

800.451.8055

AREA:
SQUARE FEET: 1,225
TOTAL BEDS:
FULL BATHS:
HALF BATHS:
ACRES: 8.82
LOT SIZE (SQFT): 384,199

INTERIOR FEATURES

FLOOR COVERINGS:

- EngineeredHardwood
- LuxuryVinylPlank
- Tile

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

PARKING:

- Common
- DirectAccess
- OnSite
- Open

LOT DESCRIPTION:

- CornerLot

ROOF TYPE:

- Composition

SIDING:

- Brick
- Rock
- Stone

FOUNDATION:

- Slab

UTILITIES

HEATING/COOLING:

- Central
- NaturalGas

UTILITIES:

- NaturalGasAvailable
- SewerAvailable
- SeparateMeters
- WaterAvailable

ADDITIONAL PROPERTY DETAILS

COMMUNITY:

- CommunityMailbox
-

LISTED BY: Swati Shah 

PHONE: 214.923.0563

BROKERED BY: Keller Williams Frisco Stars