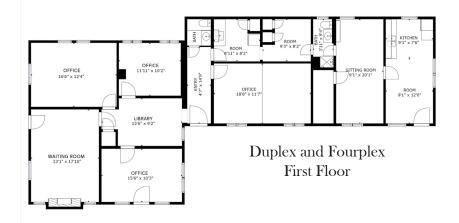
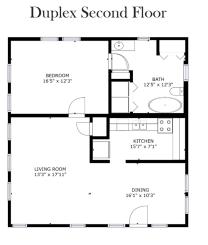
## Property Description

- 1938 Two Story Duplex with attached 1965 Two Story Fourplex
- + 3,820 Bldg Sq Ft | 9,450 Lot Sq Ft | Off Street Parking
- Tax record is under 3511 Audubon Place | Flood Zone X (no flooding)
- 4 Apartments with separate entrances and addresses (3509, 3509A, 3511, 3511 1/2, 3513 Audubon)
- Unit sizes: 1 BR Unit, approx. 900 Sq Ft; 2 Studios, approx. 400 Sq Ft ea; 2 1 BR units, approx. 430 Sq Ft
- 4 First floor offices have shared wating room, library, half bath, kitchen, storage room
- Total 4 full baths, 1 half bath; 5 kitchens, 1 washer/dryer laundry
- Central A/C in duplex; window units in fourplex
- Central heat in duplex; window units in fourplex
- Utilities: electric, gas, water
- Roof: Composition | Foundation: Slab
- Pro forma figures available on request



GROSS INTERNAL AREA FLOOR 1: 1859 sq. ft TOTAL: 1859 sq. ft



GROSS INTERNAL AREA FLOOR 1: 501 sq. ft TOTAL: 901 sq. ft SIZES AND EXMENSIONS ARE APPROXIMATE, ACTUAL MAY WARK



Peggy McGee Realtor® 713-392-1710 (Mobile)

peggy@peggymcgee.com 950 Corbindale Rd Houston, TX 77024 713-461-9393 (Office)

No representations or warranties either expressed or implied are made as to the accuracy of the information or with respect to the suitability, usability, feasibility, merchantability or condition of any property described herein.

Matterport



LIVING AREA 18'9" x 13'11"

Matterport

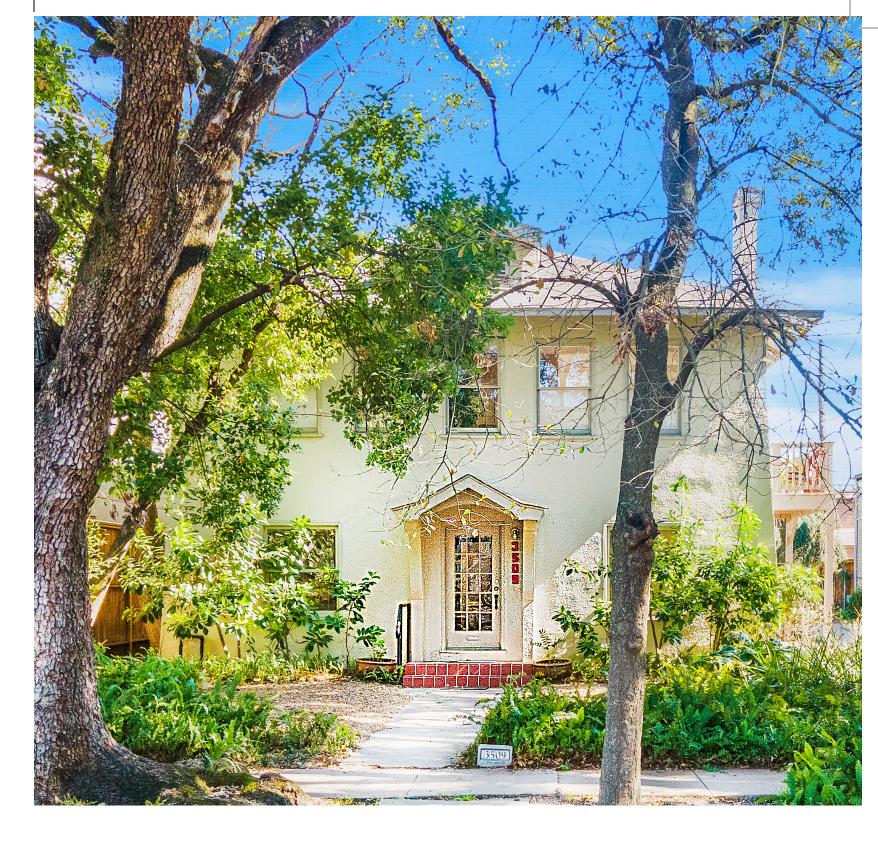


Fourplex Second Floor

GROSS INTERNAL AREA FLOOR 1: 45 sq. ft, FLOOR 2: 91 TOTAL: 950 sp. ft

LIVING AREA 18'9" x 13'10"

Each office is independenly owned and operated



## 3509 AUDUBON PLACE HOUSTON, TX 77006

Duplex plus Fourplex on Large Lot Offices and Residential Apartments











