

## 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 waiting 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



# 3509 AUDUBON PLACE

HOUSTON, TX 77006

Duplex plus Fourplex on Large Lot  
Offices and Residential Apartments



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