



## 1820 Houston Ave

1820 Houston Ave, Houston, TX 77007



**David Diamond**

Boulevard Realty

927 Studewood Rd, Houston, TX 77008

[ddiamond.realty@gmail.com](mailto:ddiamond.realty@gmail.com)

(713) 862-1600



# 1820 Houston Ave

\$849,000

Amazing opportunity to acquire a large lot on Houston Ave. The area is experiencing tremendous growth with residential property along with retail and light commercial. One of the few corner lots available so close to downtown....

- Corner lot on Houston Ave
- 1 mile to Downtown
- Major retail and residential improvements nearby

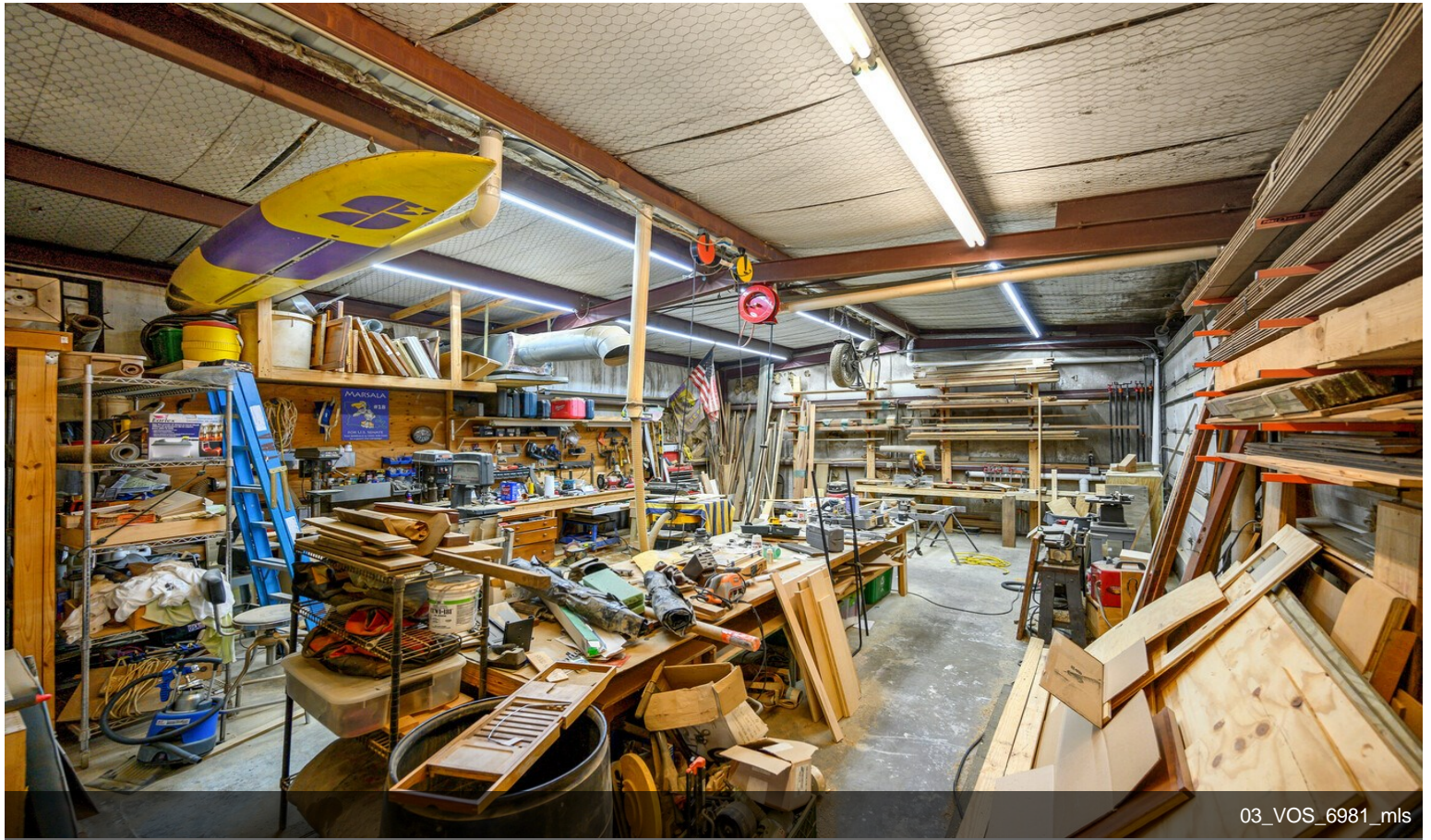


|                                   |                          |
|-----------------------------------|--------------------------|
| Price:                            | \$849,000                |
| Property Type:                    | Flex                     |
| Property Subtype:                 | Light Manufacturing      |
| Building Class:                   | C                        |
| Sale Type:                        | Investment or Owner User |
| Lot Size:                         | 0.23 AC                  |
| Rentable Building Area:           | 6,000 SF                 |
| Rentable Building Area:           | 6,000 SF                 |
| Sale Conditions:                  | Build to Suit            |
| No. Stories:                      | 1                        |
| Year Built:                       | 1971                     |
| Tenancy:                          | Single                   |
| Parking Ratio:                    | 1.2/1,000 SF             |
| No. Drive In / Grade-Level Doors: | 2                        |
| APN / Parcel ID:                  | 0050970000007            |



**1820 Houston Ave, Houston, TX 77007**

# Property Photos

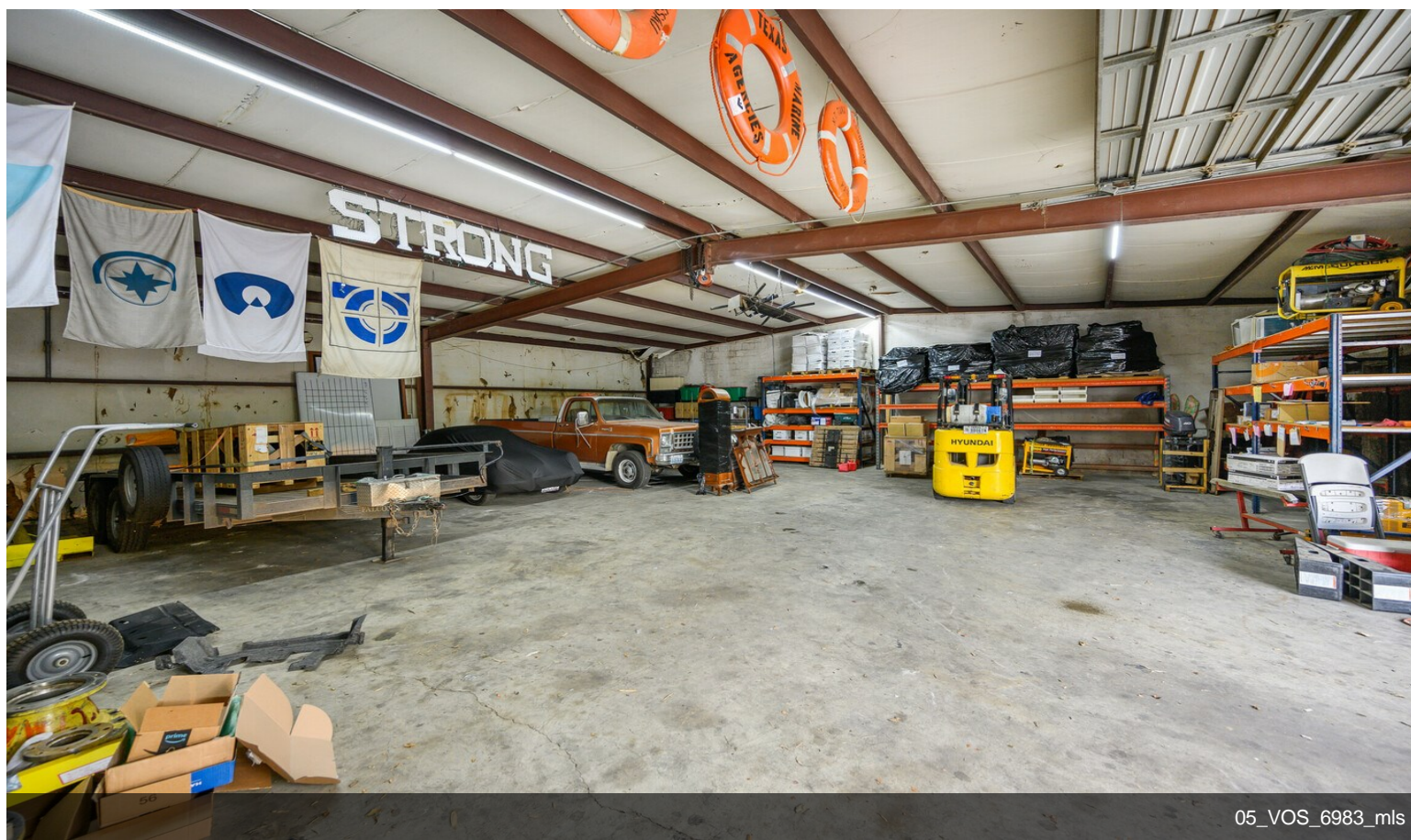


03\_VOS\_6981\_mls

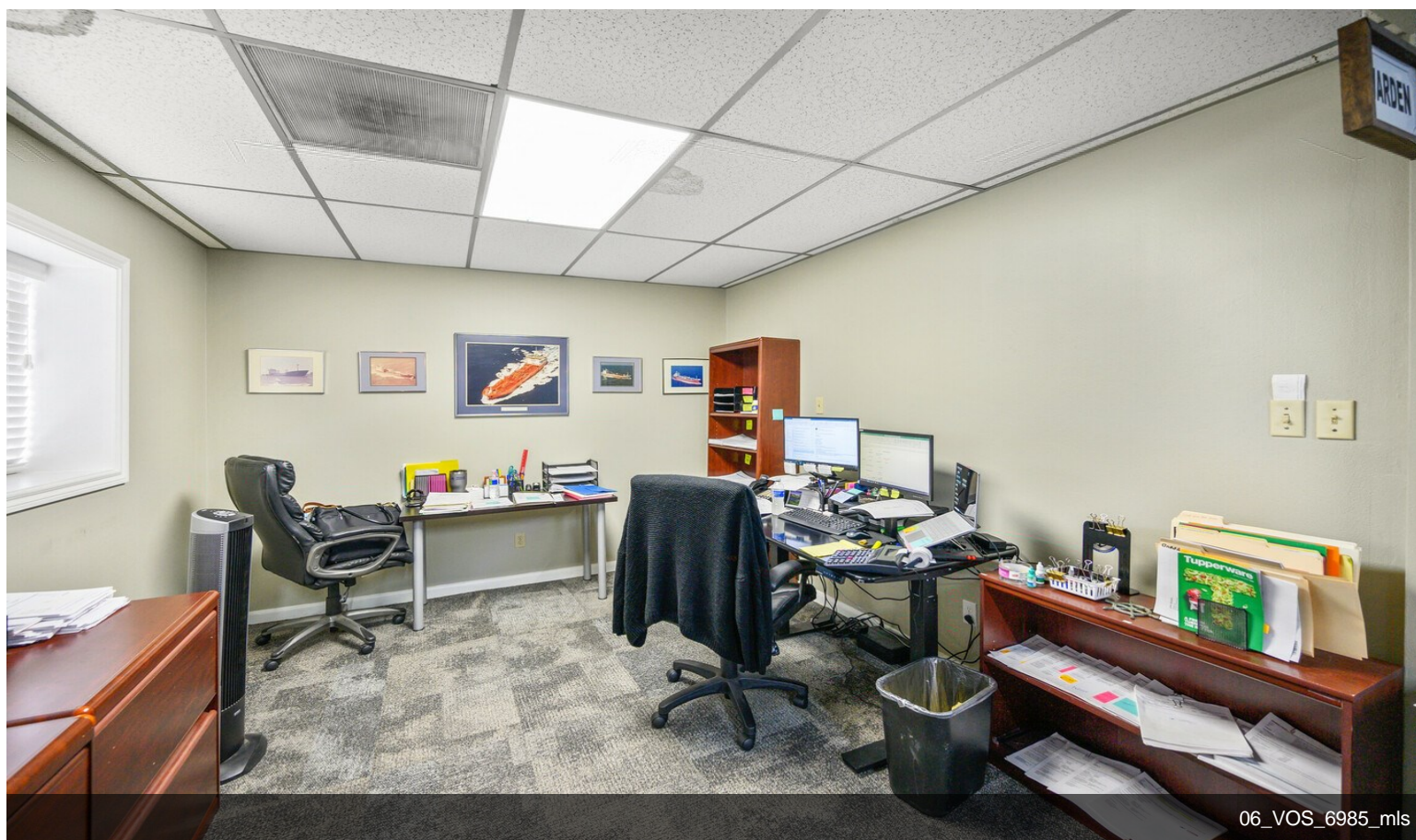


04\_VOS\_6982\_mls

# Property Photos



05\_VOS\_6983\_mls



06\_VOS\_6985\_mls

# Property Photos

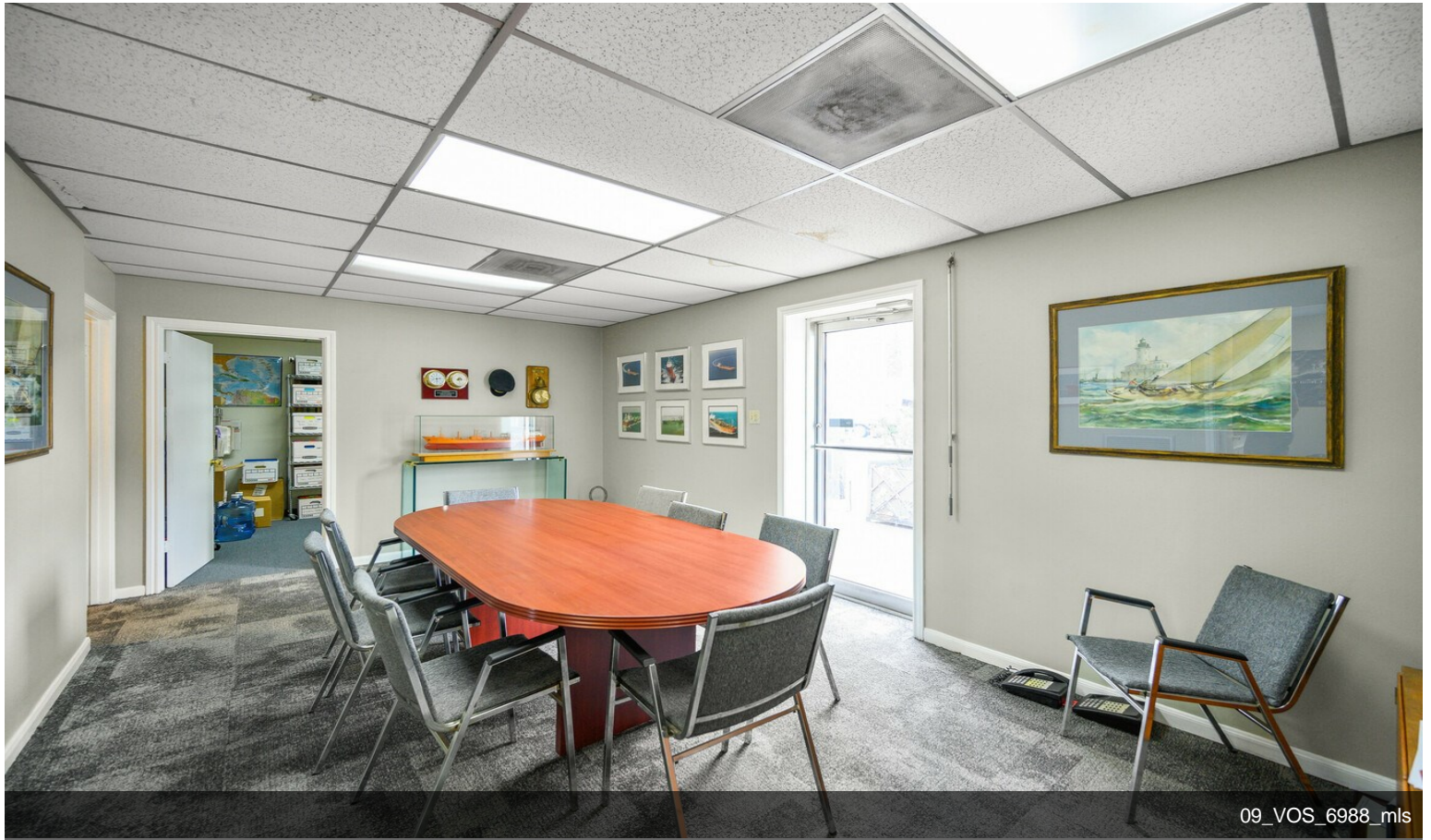


07\_VOS\_6986\_mls

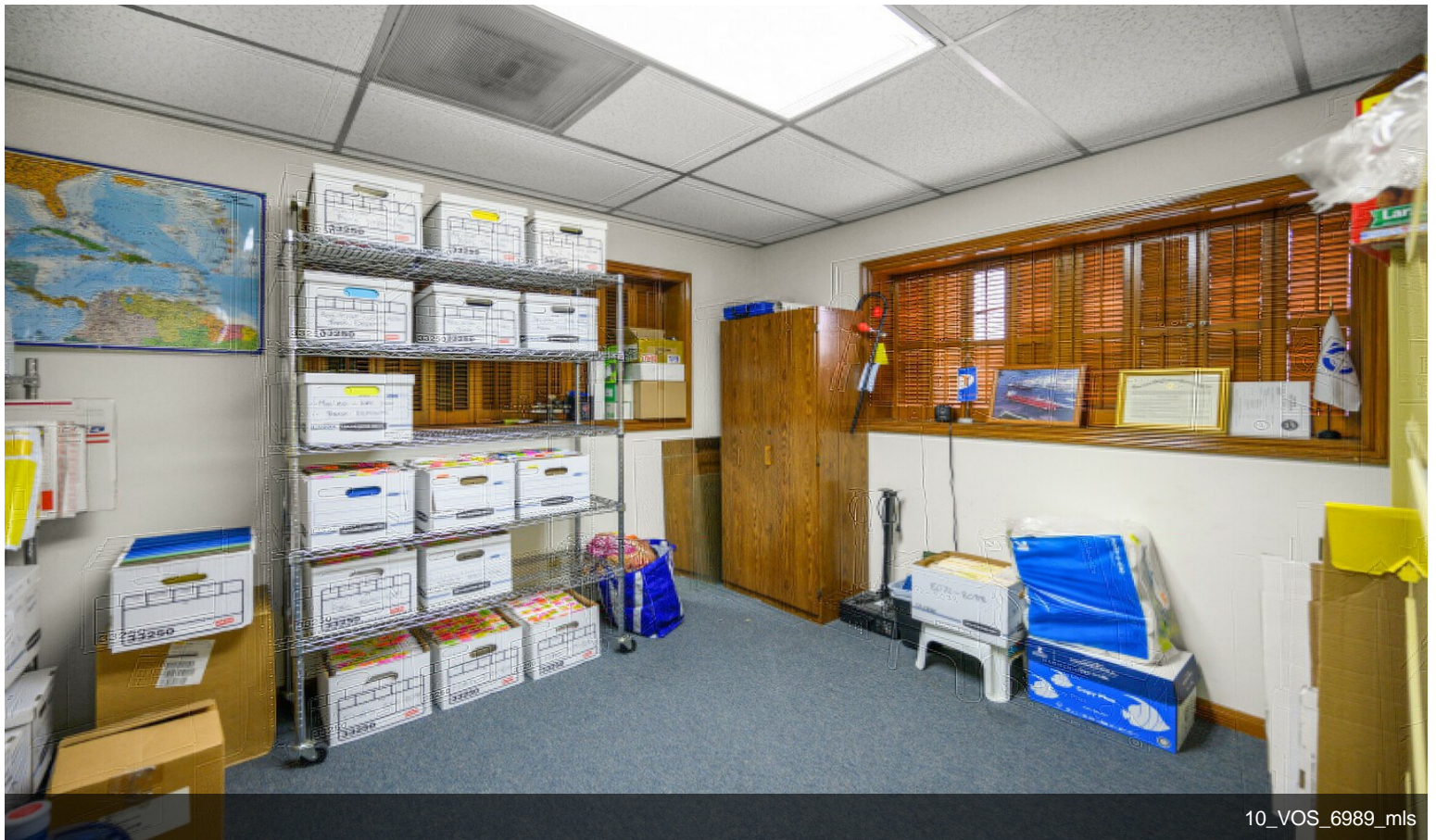


08\_VOS\_6987\_mls

# Property Photos



09\_VOS\_6988\_mls



10\_VOS\_6989\_mls

# Property Photos



11\_VOS\_6990\_mls



DJI\_0282 (2)