

# 201 DREW STREET

100% Occupied | 1 Bedroom, 1 Bath Units | each 600 Sqft.

## 10 UNIT MULTI-FAMILY IN MONTROSE RECENT UPGRADES



**\$1,595,000 / \$159,500 per door**

### Montrose | Gated Community | On-Site Covered Parking

Each Unit: 1 Bedroom | 1 Bathroom | 600 sqft.  
HVAC recently replaced in 50% of units  
Windows recently replaced  
Roof composite shingle, Seller will replace with sale  
Laminate flooring throughout each unit  
Walk-in closet in bedrooms  
Cameras recently installed around property

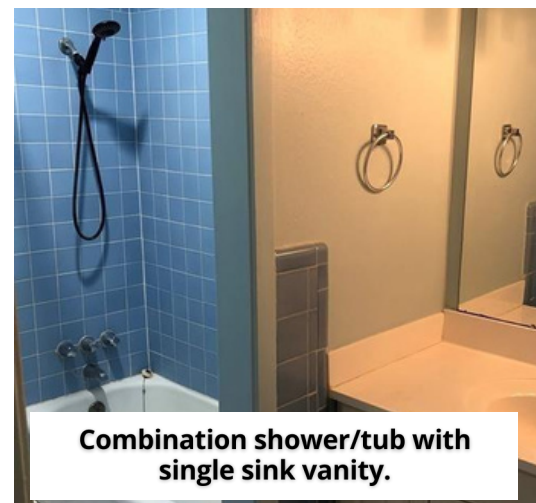
Monthly Rent: \$1,100 includes water  
Tenants Pay Electrical and Gas  
Water Bill: \$300 - \$400/per month  
Pest Control: \$150/per quarter  
Gas for shared space & hot water: \$100-200/month  
No HOA  
On-Site washer and dryer



**Kitchen includes granite countertops, refrigerator/freezer, dishwasher & gas range/stove.**



**Laminate flooring throughout. New windows. Walk-in closet.**



**Combination shower/tub with single sink vanity.**



**Anita Bormaster**

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832 - 431 - 0722



**Bernstein Realty, Inc.**

9575 Katy Fwy Ste 205

Houston, TX 77024

# 201 DREW STREET

Google Map search use 2206 Mason Street

## WALKABLE AND CENTRALLY LOCATED!

### 2206 Mason Street

[Add scores to your site](#)

Neartown - Montrose, Houston, 77006

Commute to **Downtown Houston**

6 min 25 min 13 min 45 min [View Routes](#)

**Favorite**

**Map**

Walk Score

**87**

#### Very Walkable

Most errands can be accomplished on foot.

Transit Score

**68**

#### Good Transit

Many nearby public transportation options.

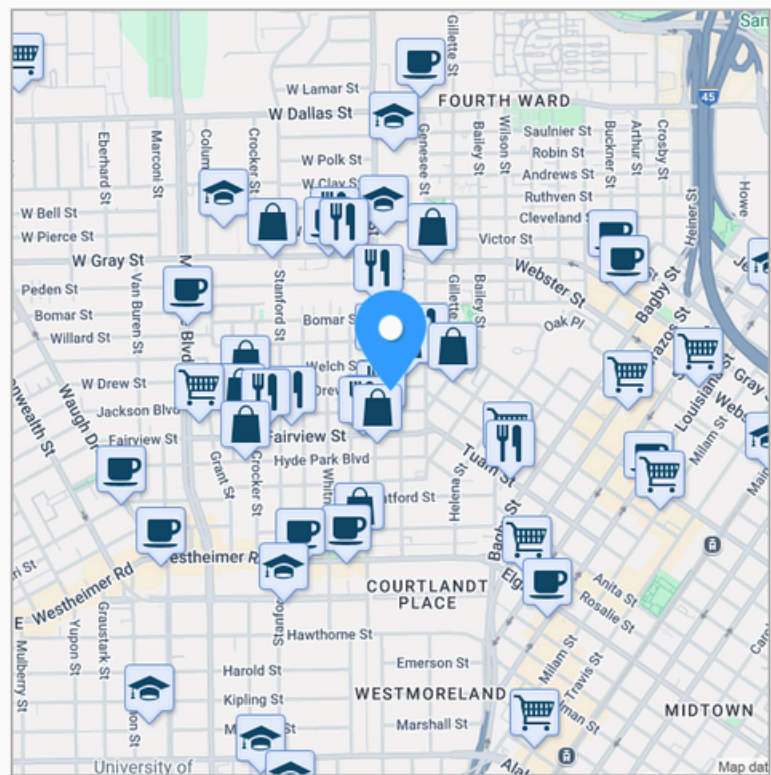
Bike Score

**70**

#### Very Bikeable

Biking is convenient for most trips.

[About your score](#)



Property has a Walk Score of 87 out of 100. This location is very walkable so most errands can be accomplished on foot. 16 minute walk from the 700 METRORAIL RED LINE at the Mcgowen Stn SB stop. Nearby parks include Midtown Park, Cherryhurst Park and West Gray Park. Less than two mile drive to Minute Maid Park, Toyota Center, The Menil Collection & the Hobby Center.

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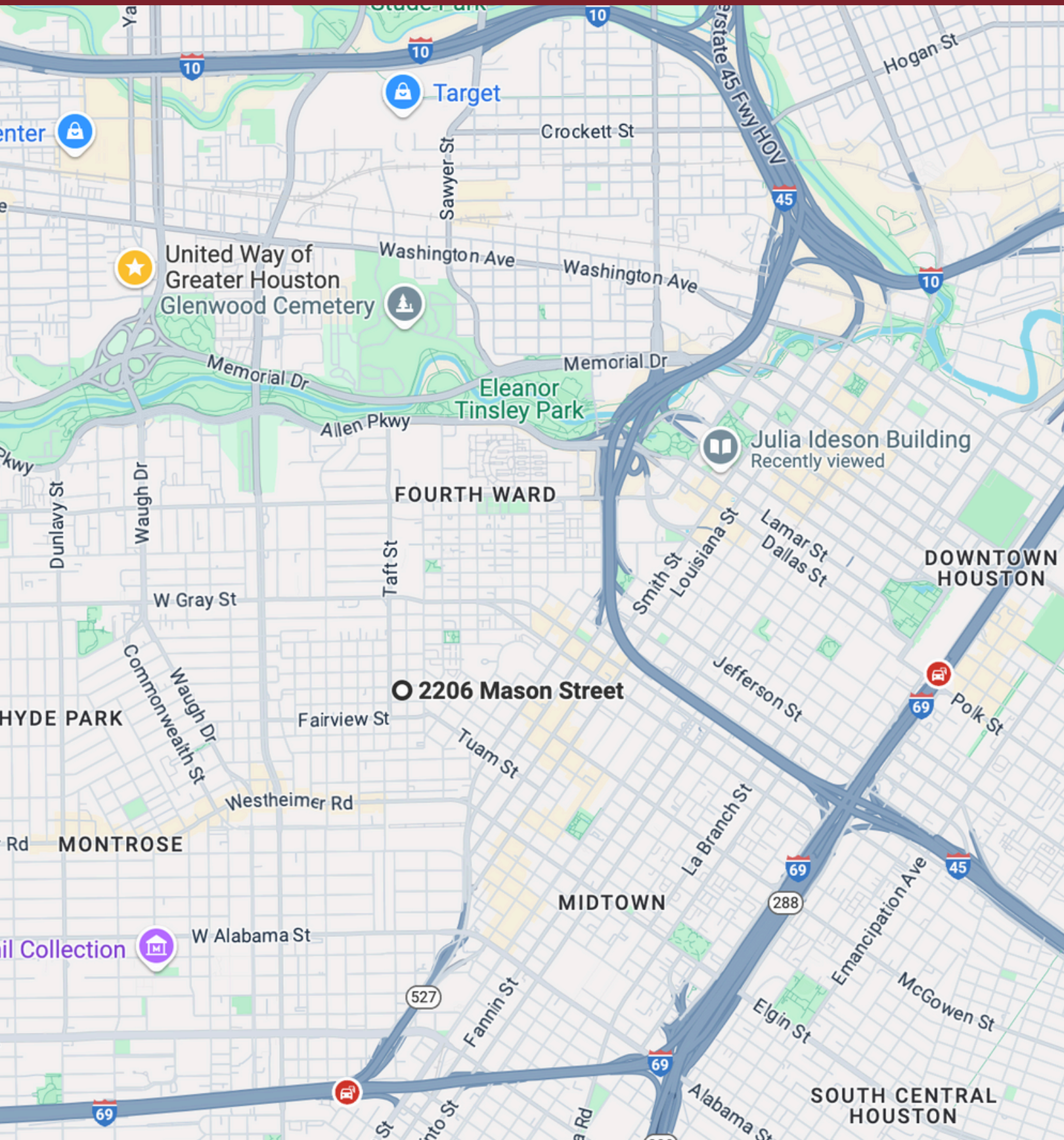
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**CONVENIENT LOCATION! LOCATED APPROXIMATELY 10 MINUTES FROM I-45, I-59, & KATY FREEWAY**



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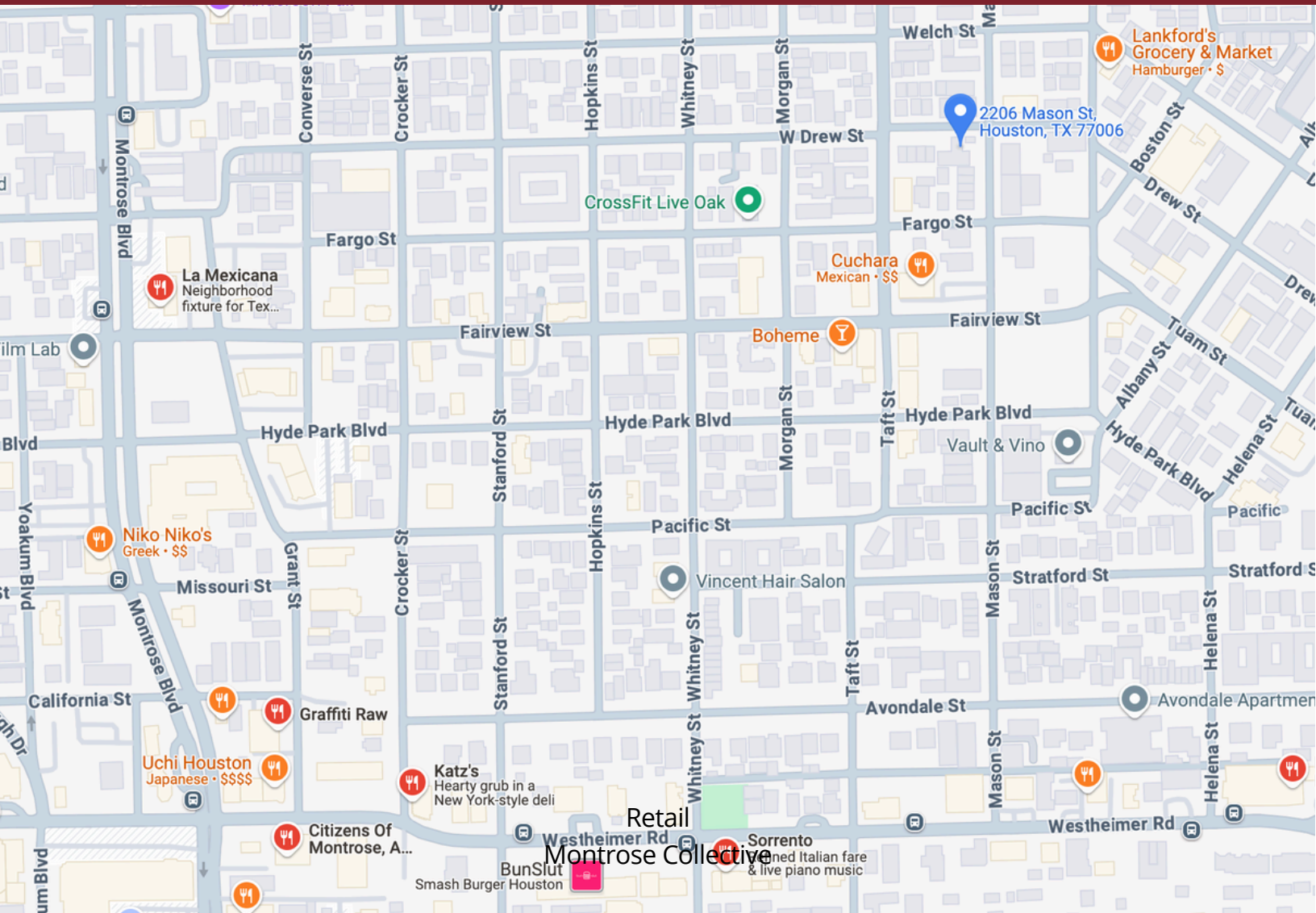
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## A SNAPSHOT OF RESTAURANTS, RETAIL, FITNESS & ENTERTAINMENT



Bludorn  
Boheme  
Cooking Girl  
Common Bond Bistro & Bakery  
Cuchara  
El Tiempo Cantaina  
Gloria's Latin Cuisine  
Graffiti Raw  
The Pit Room  
Lankford's Grocery & Market  
Le Mexicana  
Native Coffee Shop  
Nobie's  
Niko Niko

Snooze Eatery  
Uchi  
Voodoo Donuts  
Montrose Market H-E-B  
Spec's Wine, Spirits & Finer Foods  
Whole Foods Market  
Montrose Collective  
River Oaks Plaza  
Westheimer Center  
CrossFit Live Oak  
The Downtown Club at The Met  
Method Pilates  
Escape Hunt Houston

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**Kitchen includes granite countertops, refrigerator/freezer, dishwasher & gas range/stove.**



**Laminate flooring throughout & new windows.**



**Bedroom is spacious and has a walk-in closet.**



**Combination shower/tub with single sink vanity.**