



## Gulf Bank Center

9007 North Fwy, Houston, TX 77037



### Thoa Nguyen

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# Gulf Bank Center

\$2,700,000

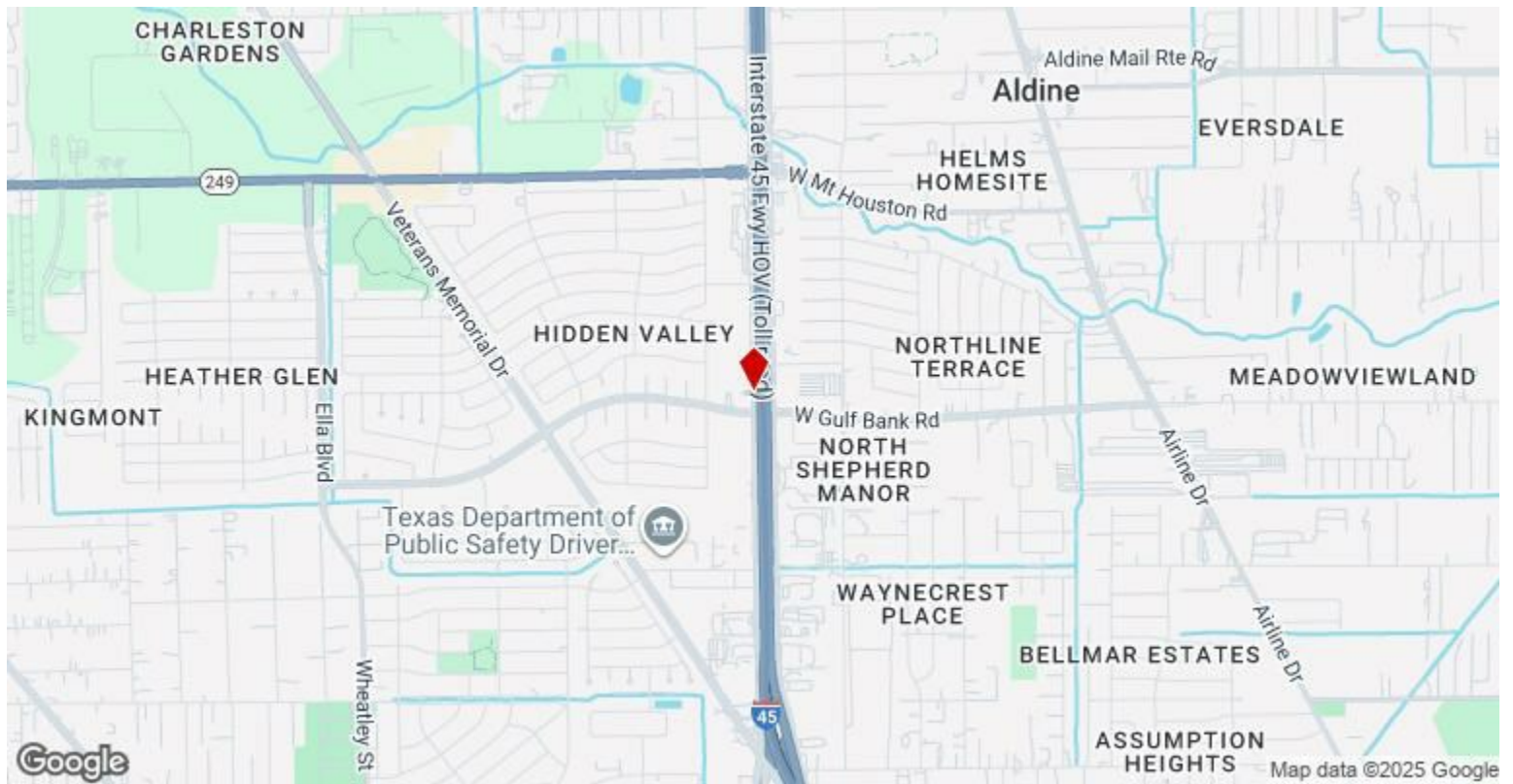
This well-maintained commercial building almost new exterior paint offers a strong and stable investment opportunity with four established tenants, providing diversified and reliable income. The property demonstrates consistent performance with a cap rate of approximately 6%, making it an attractive asset for investors seeking steady cash flow and long-term stability. With multiple income streams and solid tenancy in place, this asset is positioned as a secure, low-risk addition to any investment portfolio....

- Strong & stable investment with four established tenants
- Prime location near major freeway, providing excellent visibility and accessibility
- Approx. 6% cap rate offering consistent cash flow



Price:	\$2,700,000
Property Type:	Retail
Property Subtype:	Storefront
Building Class:	C
Sale Type:	Investment
Cap Rate:	5.96%
Lot Size:	0.93 AC
Gross Building Area:	10,000 SF
Sale Conditions:	Ground Lease (Leased Fee)
No. Stories:	1
Year Built:	1978
Tenancy:	Multi
Zoning Description:	N/A
APN / Parcel ID:	0481820000003
Walk Score ®:	60 (Somewhat Walkable)





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## Property Photos





