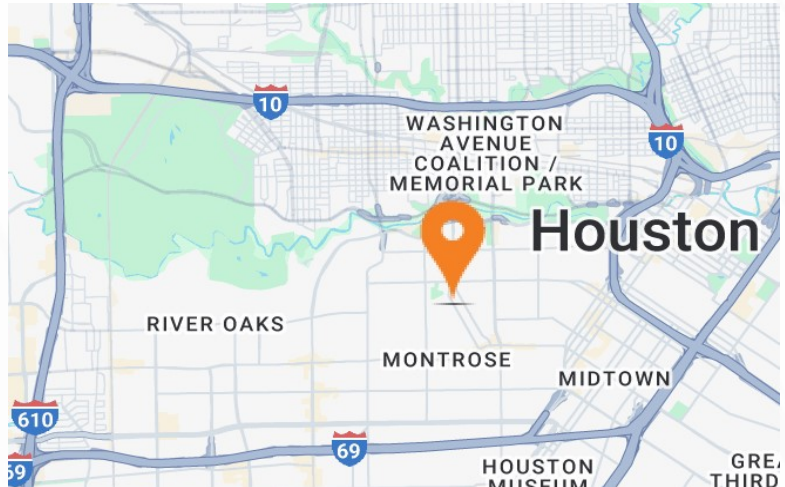


PRICE REDUCED | COMMONWEALTH ST, MONTROSE

Prime Montrose Assemblage: Income-Producing Redevelopment Opportunity on 0.56 Acres

2006, 2010, 2014 Commonwealth St, Houston, Texas 77006



REDUCED LISTING PRICE

\$2,975,000
(was \$3,250,000)



TOTAL SQUARE FEET (BLDGs)

±10,750



OCCUPANCY

100%



YEAR BUILT / RENOVATED

1932 / 2012



LOT SIZE

±0.56 Acres

INVESTMENT HIGHLIGHTS

- Situated in Montrose, one of Houston's most walkable and desirable neighborhoods, surrounded by upscale residential, boutique commercial, and cultural amenities
- Five contiguous parcels totaling approximately 0.56 acres, offering exceptional redevelopment potential with ±200 feet of frontage on Commonwealth Street
- Includes three office buildings and one undeveloped lot, currently generating cash flow while allowing for future repositioning
- Ideal for luxury townhomes, mixed-use, or boutique commercial development, supported by rising property values and limited infill opportunities in the area
- Month-to-month and short-term leases offer minimal encumbrance for redevelopment or repositioning, making it suitable for both short- and long-term strategies
- The property benefits from a surge in nearby high-end residential development, signaling strong demand for future commercial growth
- Easy access to Downtown, the Texas Medical Center, and the Ion Innovation District, enhancing long-term value and demand

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