



## 9902 Gulf Fwy

9902 Gulf Fwy, Houston, TX 77034



**Rigoberto Juarez**

Global Investment Realty

2646 S Loop West, Suite 245, Houston, TX 77054

[treasurehunter63@yahoo.com](mailto:treasurehunter63@yahoo.com)

(713) 240-6822



# 9902 Gulf Fwy

\$28.00 /SF/YR

Freestanding restaurant building, formerly used as authentic Mexican Restaurant, this has been a very successful location for many years, previous operator had some personal challenges and that is the main reason why they had to closed down, take advantage of this superb location, Gulf freeway has thousands of travelers who will see you everyday as they passed by, you can established the business you've dream about, great location for any type pf food service, lets have a conversation about it, for private showing, just PM me at 713-240-6822 or treasurehunter63@yahoo.com... Tenant must pay \$25,000 for the use of all the equipment, and F&F in the building, the first and last month rent is required at the time of lease execution.

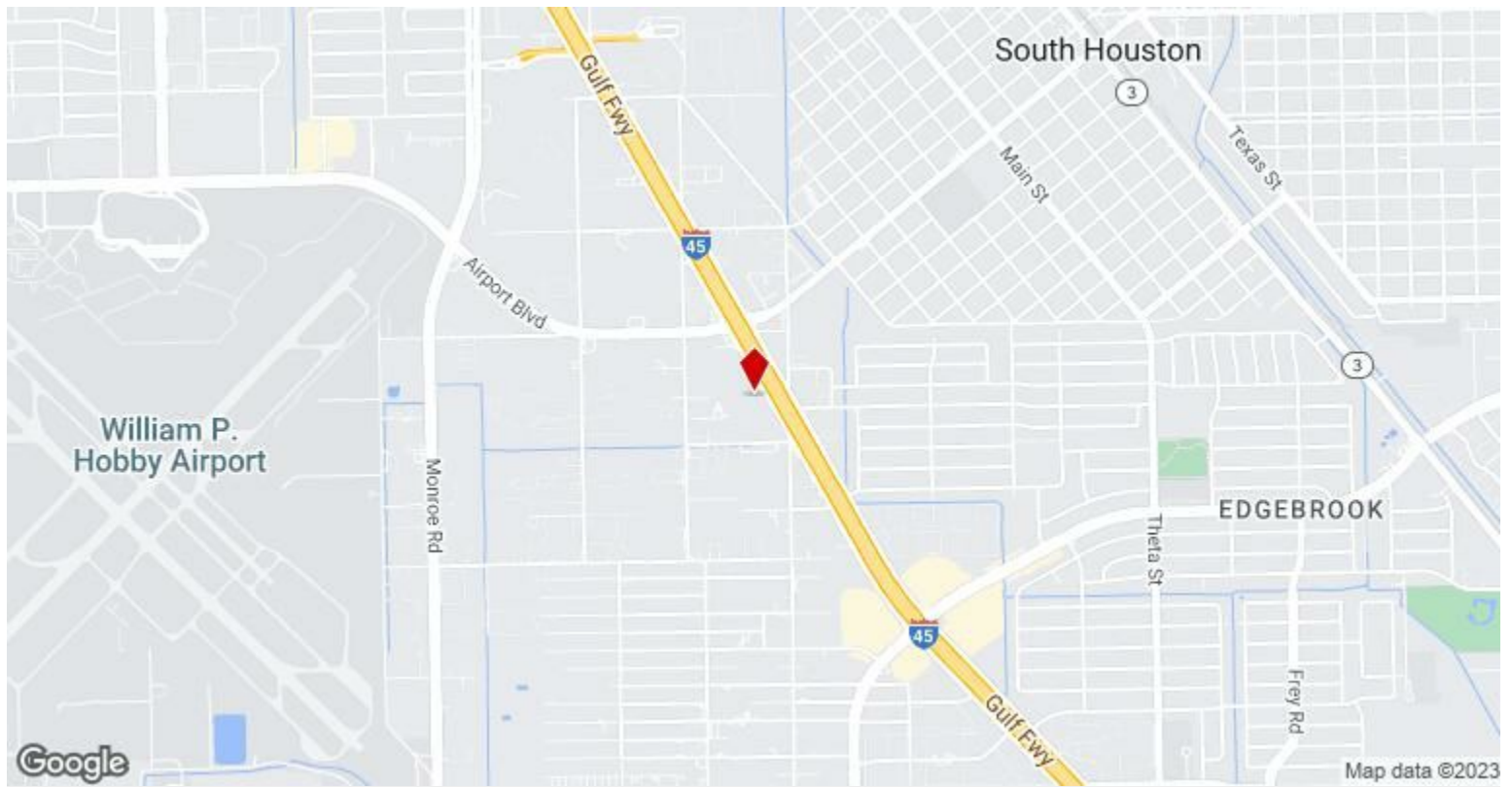


Rental Rate:	\$28.00 /SF/YR
Property Type:	Retail
Property Subtype:	Restaurant
Gross Leasable Area:	4,120 SF
Year Built:	1984
Walk Score ®:	74 (Very Walkable)
Transit Score ®:	26 (Some Transit)
Rental Rate Mo:	\$2.33 /SF/MO

## 1st Floor

Space Available	3,524 SF
Rental Rate	\$28.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Restaurants And Cafes
Space Type	Relet
Space Use	Retail
Lease Term	3 - 5 Years

This space was closed a few months ago, it is ready to operate, great visibility from Gulf Fwy and accessibility, just off Airport Boulevard traveling South on Gulf Fwy, very friendly and flexible landlord plenty of parking, as the land site is over an acre, of mostly parking space, signage is also a huge plus on this site.

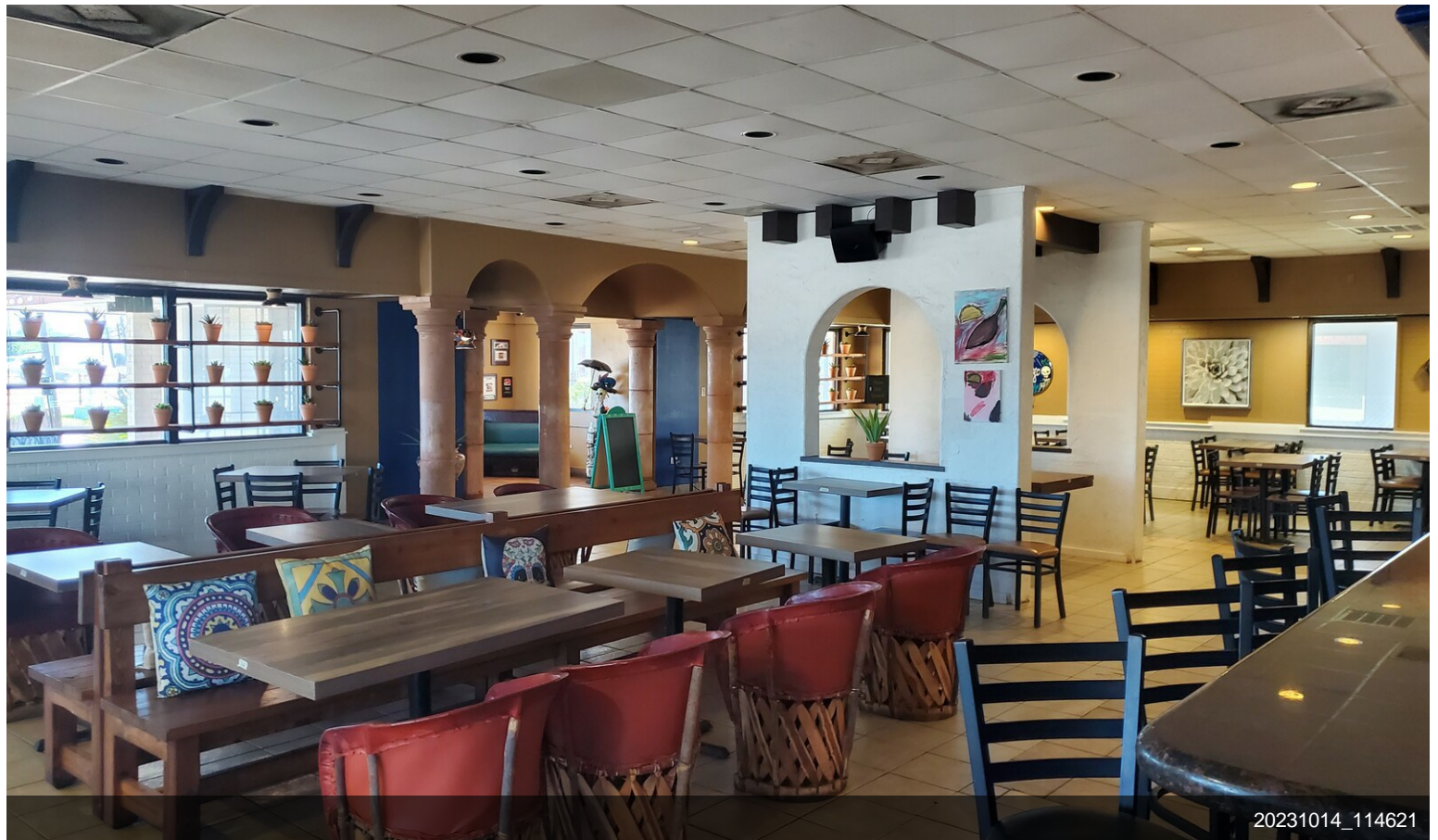


## 9902 Gulf Fwy, Houston, TX 77034

Freestanding restaurant building, formerly used as authentic Mexican Restaurant, this has been a very successful location for many years, previous operator had some personal challenges and that is the main reason why they had to closed it down, take advantage of this superb location, Gulf freeway has thousands of travelers who will see you everyday as they passed by, you can established the business you've dream about, great location for any type pf food service, lets have a conversation about it, for private showing, just PM me at 713-240-6822 or treasurehunter63@yahoo.com. Here its what it will take to get this deal done: A \$25,000 nonrefundable will be required, in order to use all the equipment, and F&F, First and last month at the time of lease execution.



## Property Photos

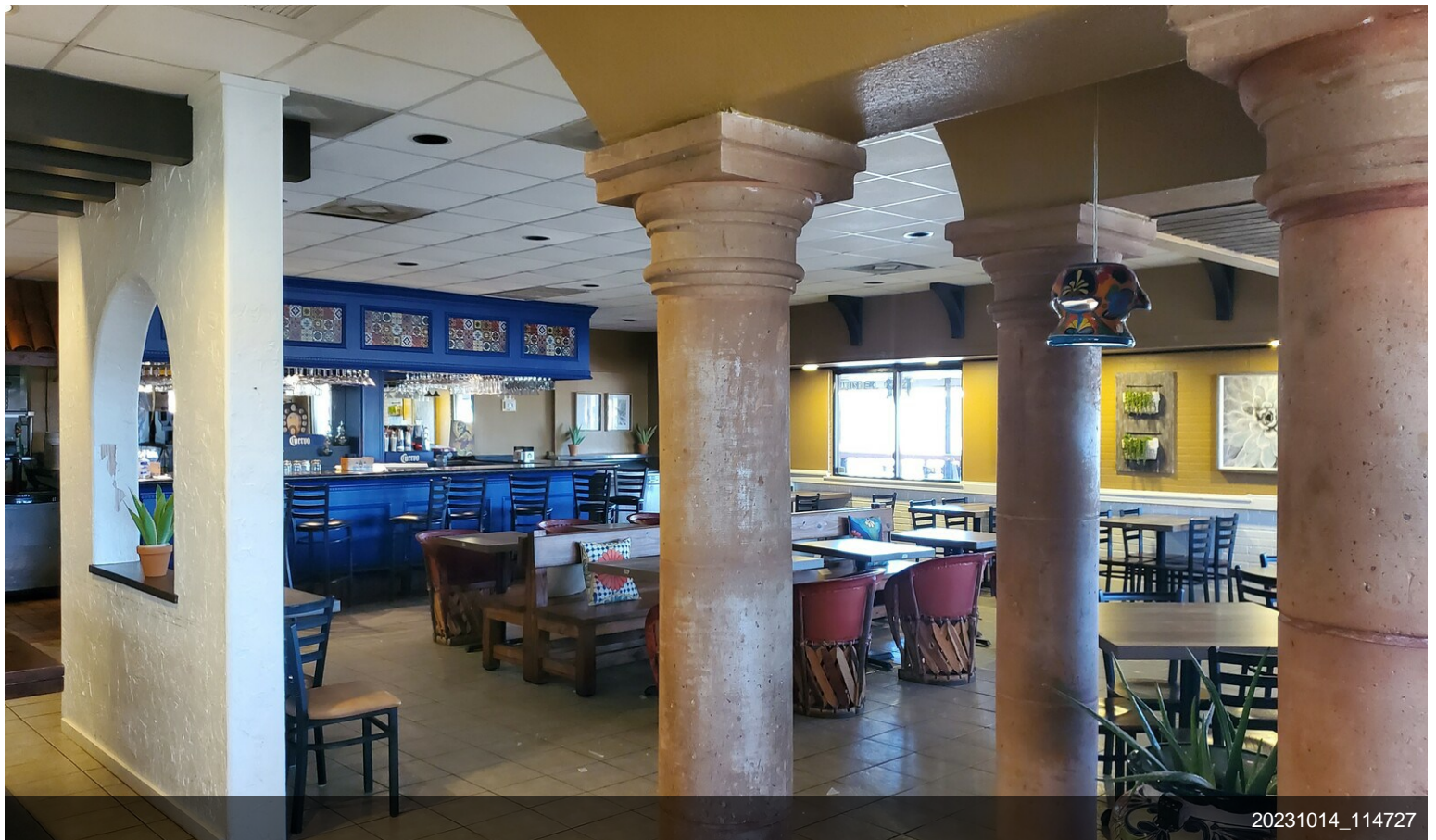




## Property Photos



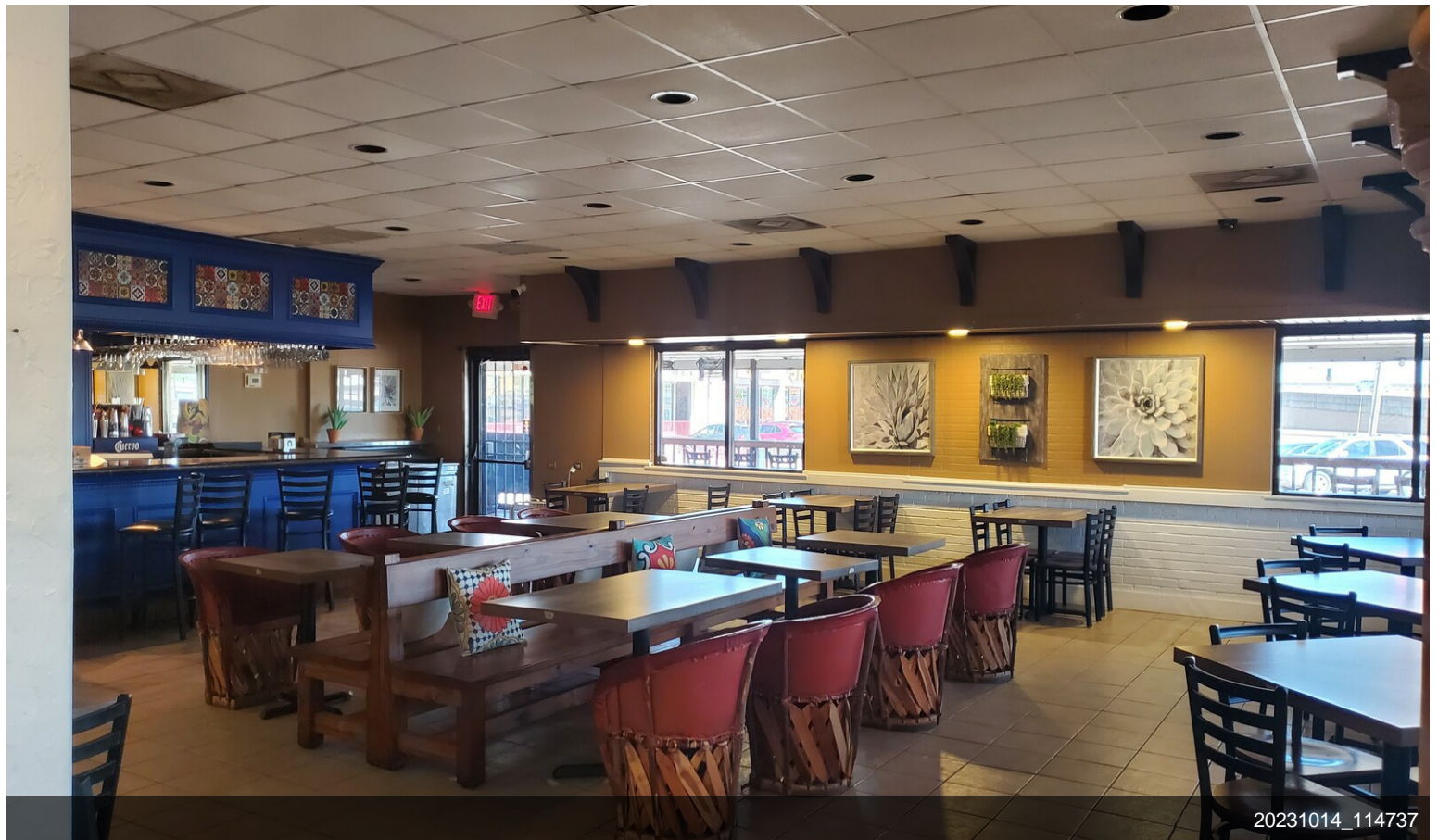
20231014\_114618



20231014\_114727



## Property Photos



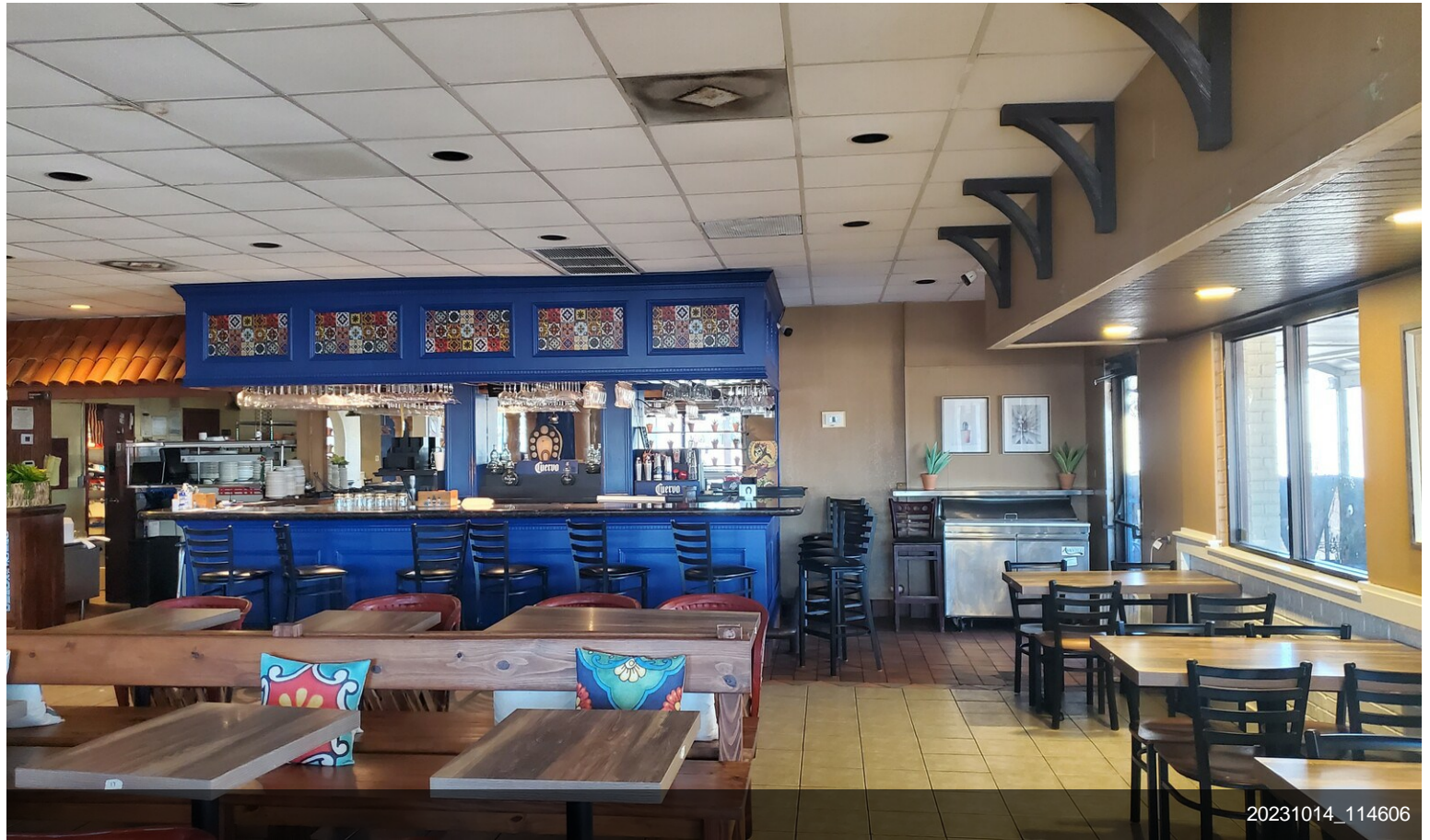


## A photograph of an outdoor bar area with wooden railings and chairs, overlooking a parking lot and a highway. The scene is captured from inside the building, looking out through large glass windows. The text "Building Photo" is visible in the bottom right corner.





## Property Photos





## Property Photos

