

8257 Gulf Freeway -

8257 Gulf Fwy, Houston, TX 77017



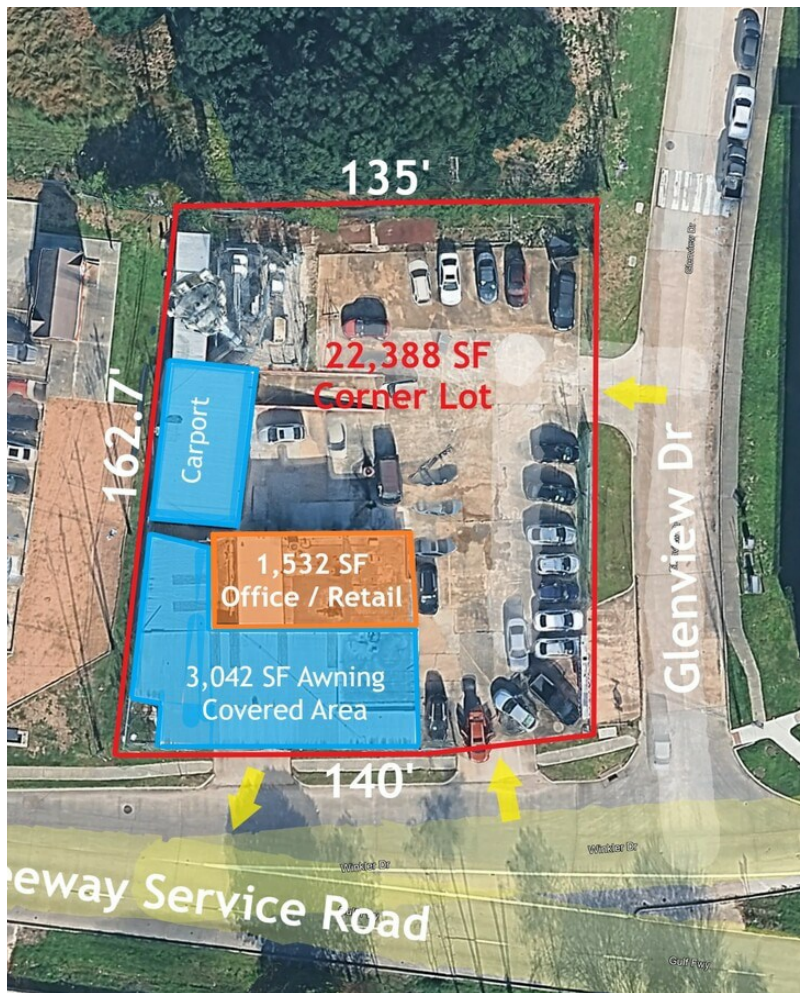
CARLOS GARCIA REALTY

"GETTING RESULTS SINCE 1972"



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8257 Gulf Freeway -

\$27.00 /SF/YR

Great Visibility on the Gulf Freeway - Located between Park Place & Howard Drive - Two driveways on GF Feeder for Easy Ingress and Egress - 1,532 SF Building with +/- 3,000 SF of attached Awning Covered area - Plus a Covered Shipping & Receiving area and a Truck Well in back of building - The 22,388 SF Corner Lot is concrete paved and fenced - Additional driveway on Glenview Dr - Renovated office area with a garage bay with a high ceiling and rollup door - Great Freeway visibility, plus a freestanding pole sign on the corner. Excellent location for retail sales, cell phone store, insurance, car title, tire shop, detail shop, appliance sales, etc....

- Freeway Visibility
- Freestanding Sign
- +/- 3,000 SF Awning attached to building on two sides
- Corner Lot - 3 Curb Cuts
- Ingress & Egress at Gulf Freeway
- Truck well

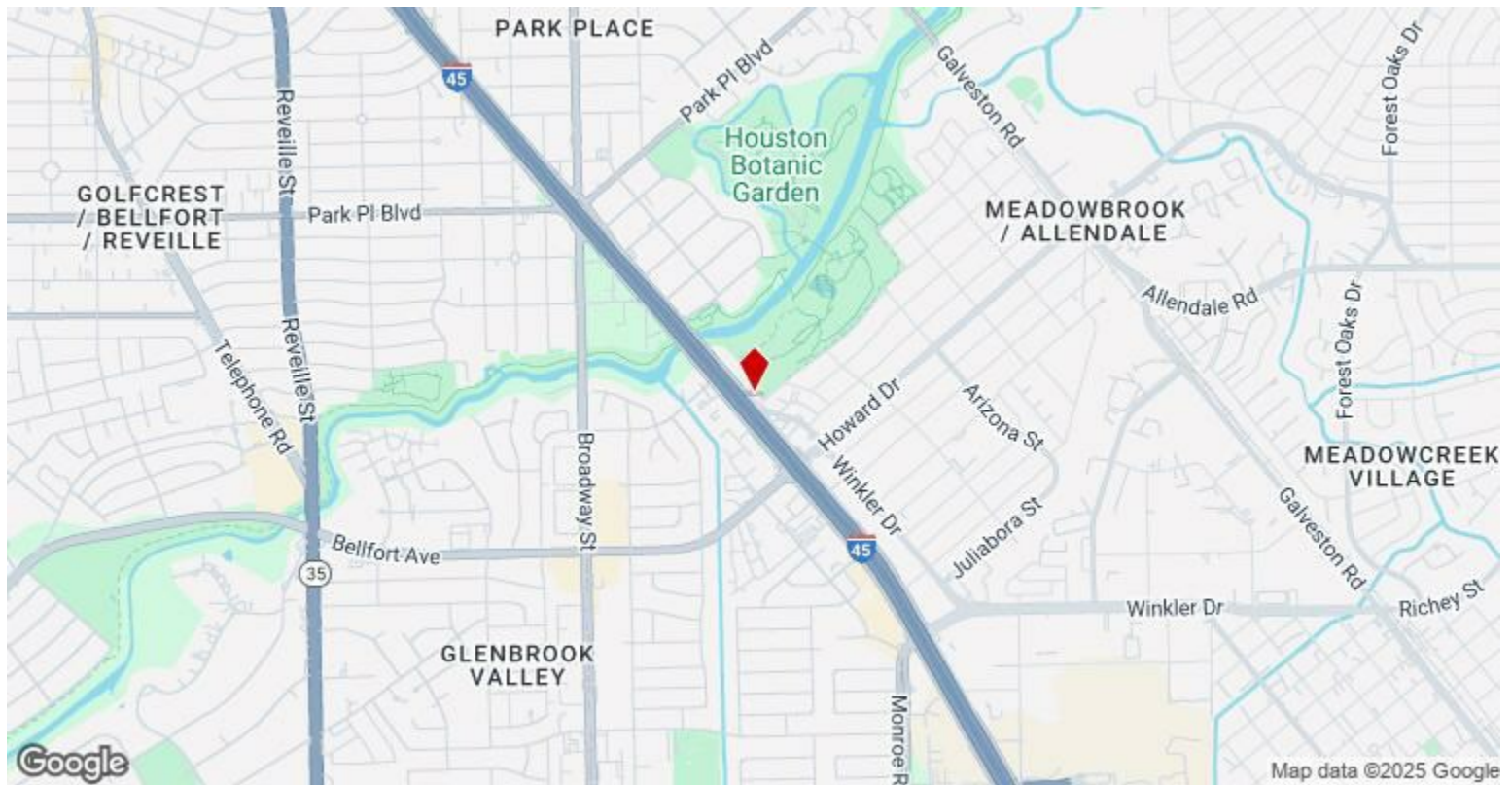


Rental Rate:	\$27.00 /SF/YR
Property Type:	Retail
Property Subtype:	Auto Repair
Gross Leasable Area:	1,532 SF
Year Built:	1965
Walk Score ®:	64 (Somewhat Walkable)
Transit Score ®:	39 (Some Transit)
Taxes:	\$0.43 USD/SF/MO
Operating Expenses:	\$0.16 USD/SF/MO
Rental Rate Mo:	\$2.25 /SF/MO

1

1st Floor

Space Available	1,532 SF
Rental Rate	\$27.00 /SF/YR
Date Available	Now
Service Type	Modified Gross
Space Type	Relet
Space Use	Retail
Lease Term	3 - 5 Years



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Property Photos



Property Photos

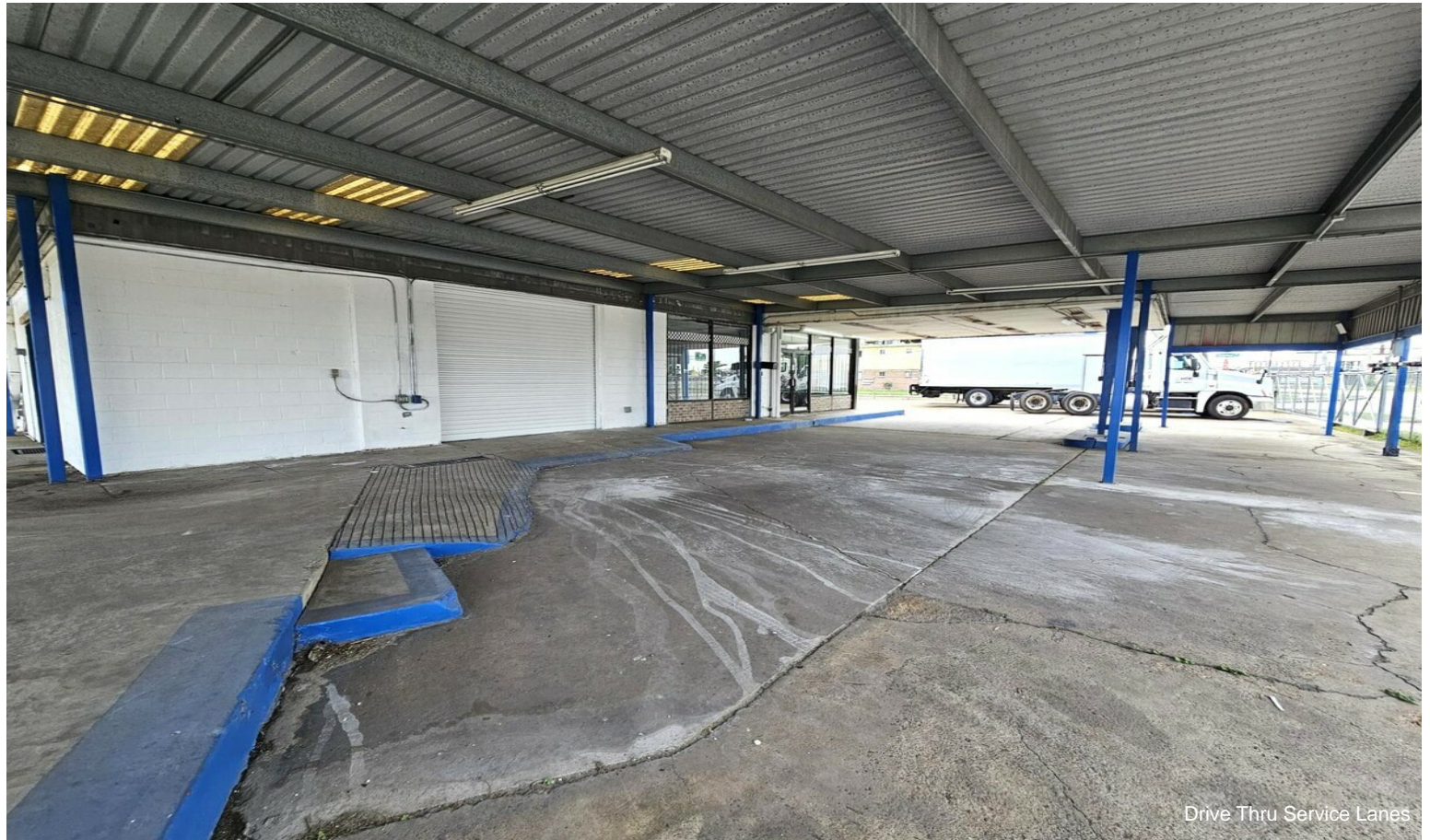


Freestanding Sign



Over 3,000 SF of Awning attached to bldg

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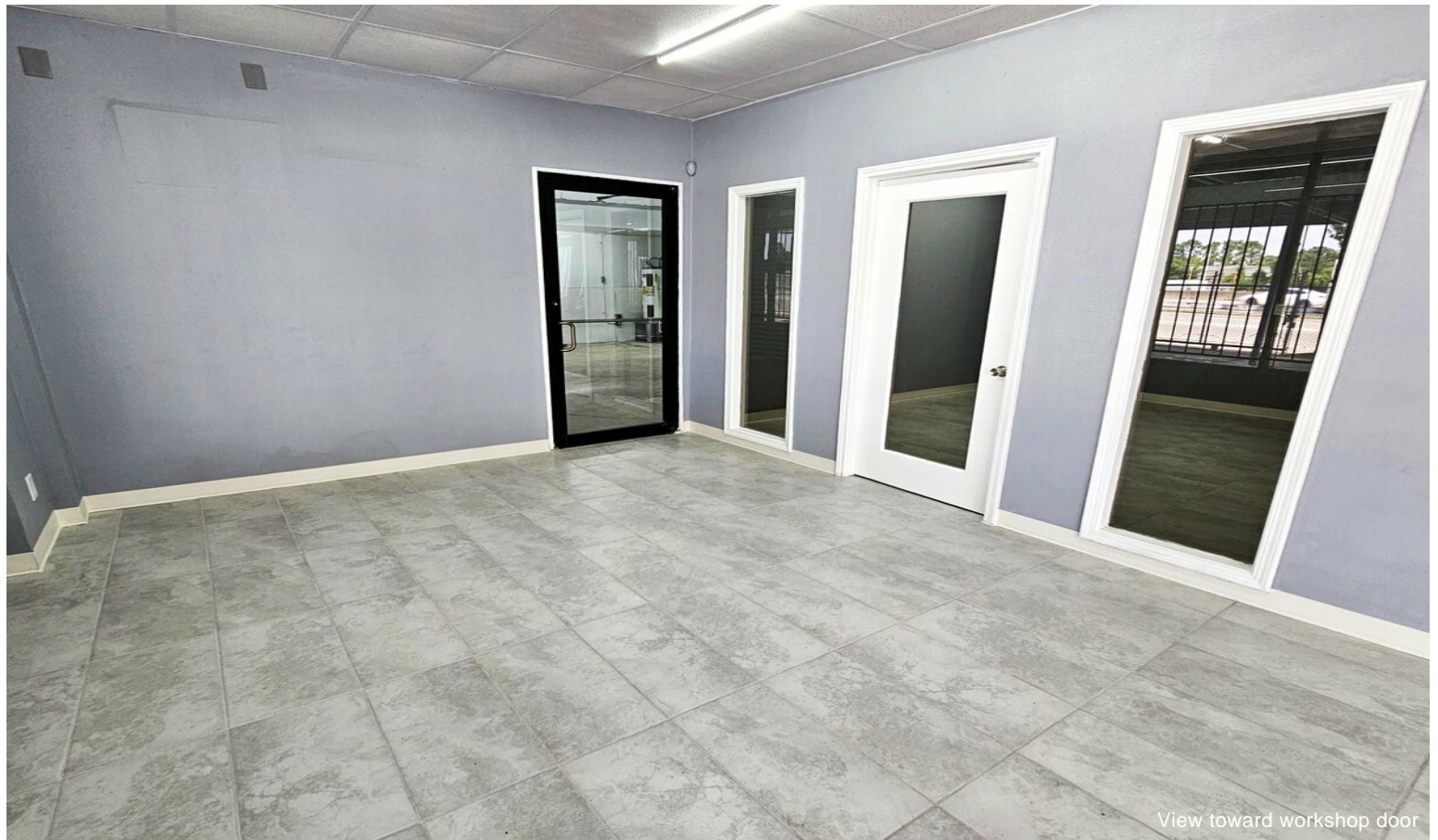
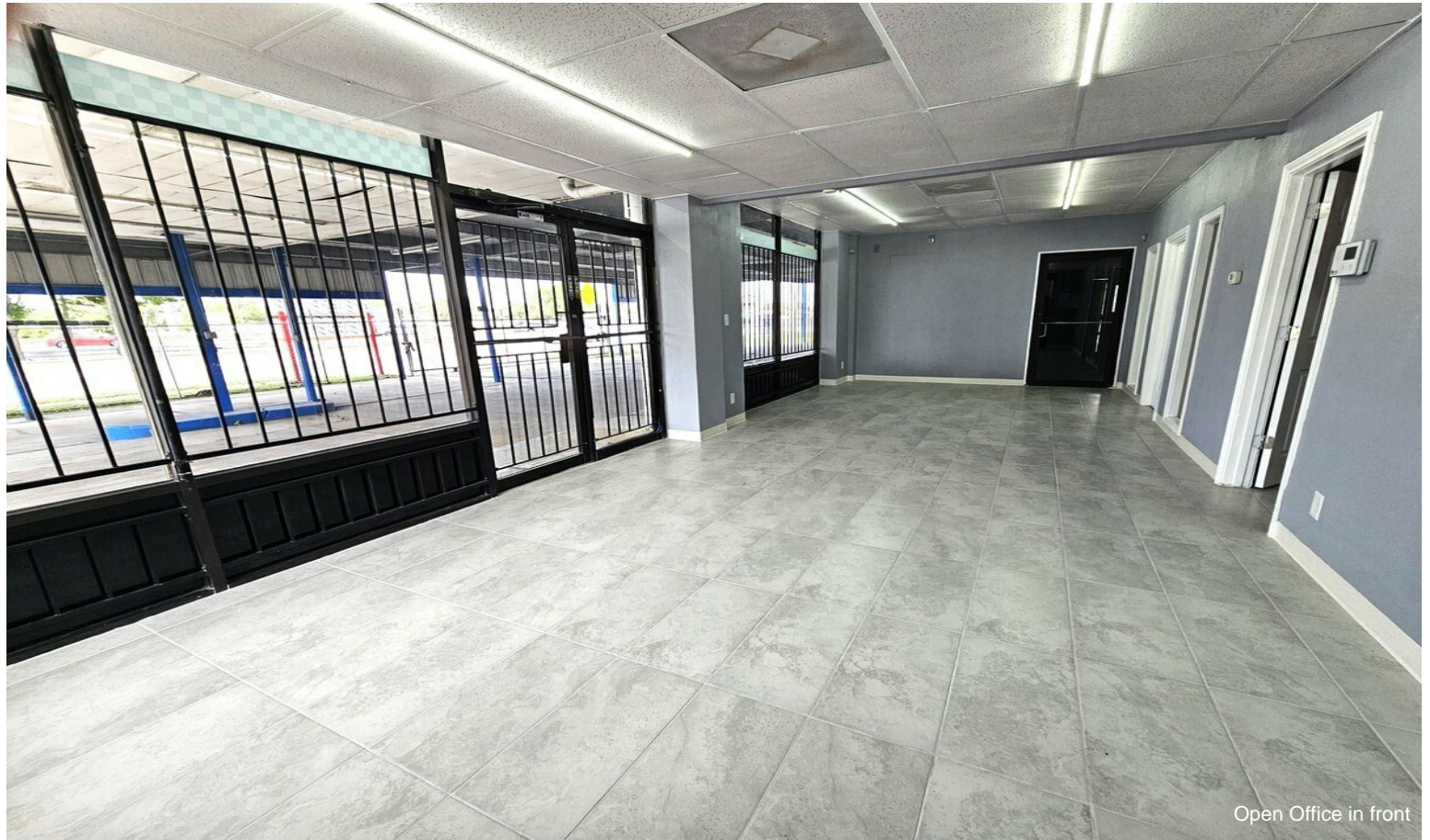


Rear view of Building

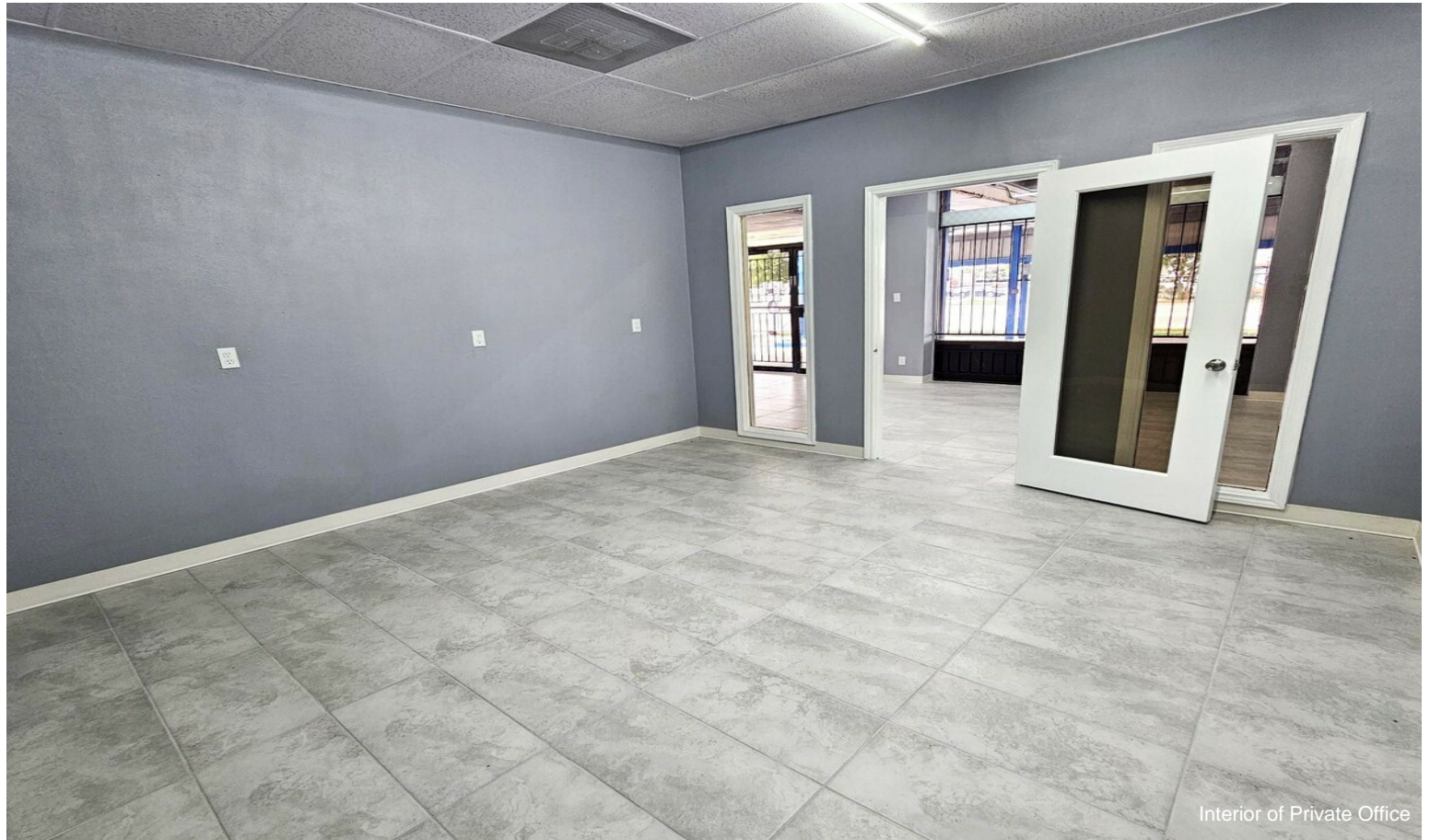


Front of Building

Property Photos



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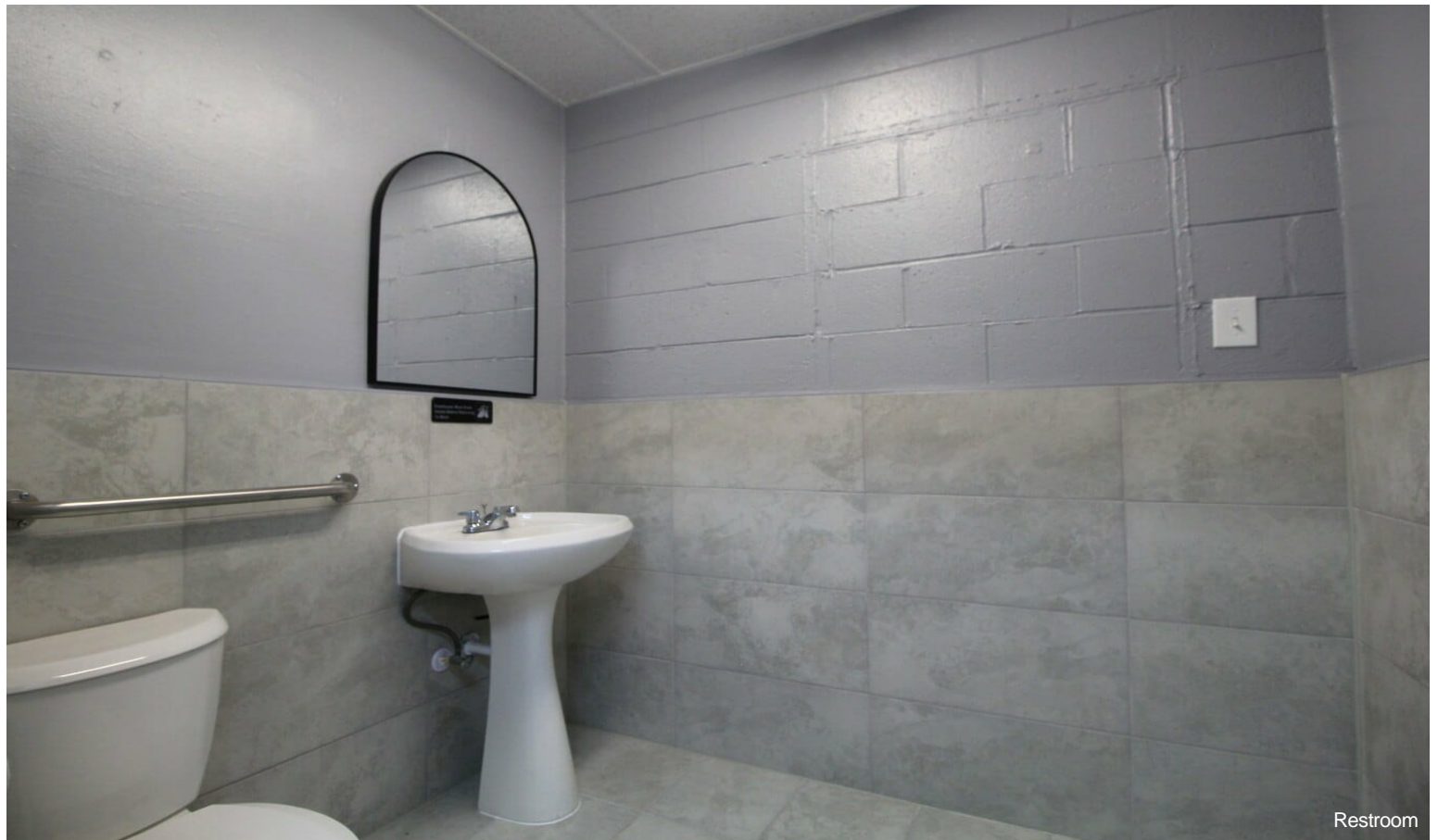


Interior of Private Office



Outside view of private office

Property Photos



Property Photos



Workshop with rollup door



Heavy Power

Property Photos



Concrete Paved Lot - 22,388 SF