

4704 SQFT INDUSTRIAL SPACE FOR SALE

115 ENGEL ST, HOUSTON, TX 77011

FOR SALE & LEASE: \$650,000 OR NEGOTIABLE

PROPERTY SUMMARY | INDUSTRIAL PROPERTY



PROPERTY DESCRIPTION

Welcome to this exceptional commercial property boasting a spacious 4,704 square foot building with tall ceilings, providing ample room for various business ventures. Recently equipped with a brand-new A/C system, this space ensures optimal climate control year-round, fostering a comfortable environment for both customers and employees. With the added advantage of 3-phase power, the property enhances electrical efficiency, accommodating a range of power-intensive operations seamlessly. The heavy brick construction, devoid of windows, not only offers a robust foundation but also ensures heightened security and privacy. Convenient access is facilitated by an electric roll-up door, streamlining loading and unloading processes. Inside, upgraded bathrooms provide modern amenities, enhancing the overall experience for occupants. Safety is paramount, evidenced by the installation of new security cameras throughout the premises. Additionally, the inclusion of two commercial 3-bay sinks adds versatility, catering to a wide array of business needs. This meticulously maintained property offers the perfect canvas for your commercial endeavors, combining functionality, security, and convenience in one impressive package.

PROPERTY HIGHLIGHTS

ADAM OLSEN, CCIM

713.614.2670

adam@thecommercialprofessionals.com



To Schedule A Showing Call 713.538.1638

OFFERING SUMMARY

Sale Price:	\$650,000
Lease Rate:	Negotiable
Number of Units:	1
Available SF:	
Lot Size:	4,996 SF
Building Size:	4,704 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	6,588	152,572	535,713
Total Population	14,041	343,914	1,272,019
Average HH Income	\$45,254	\$71,131	\$86,053

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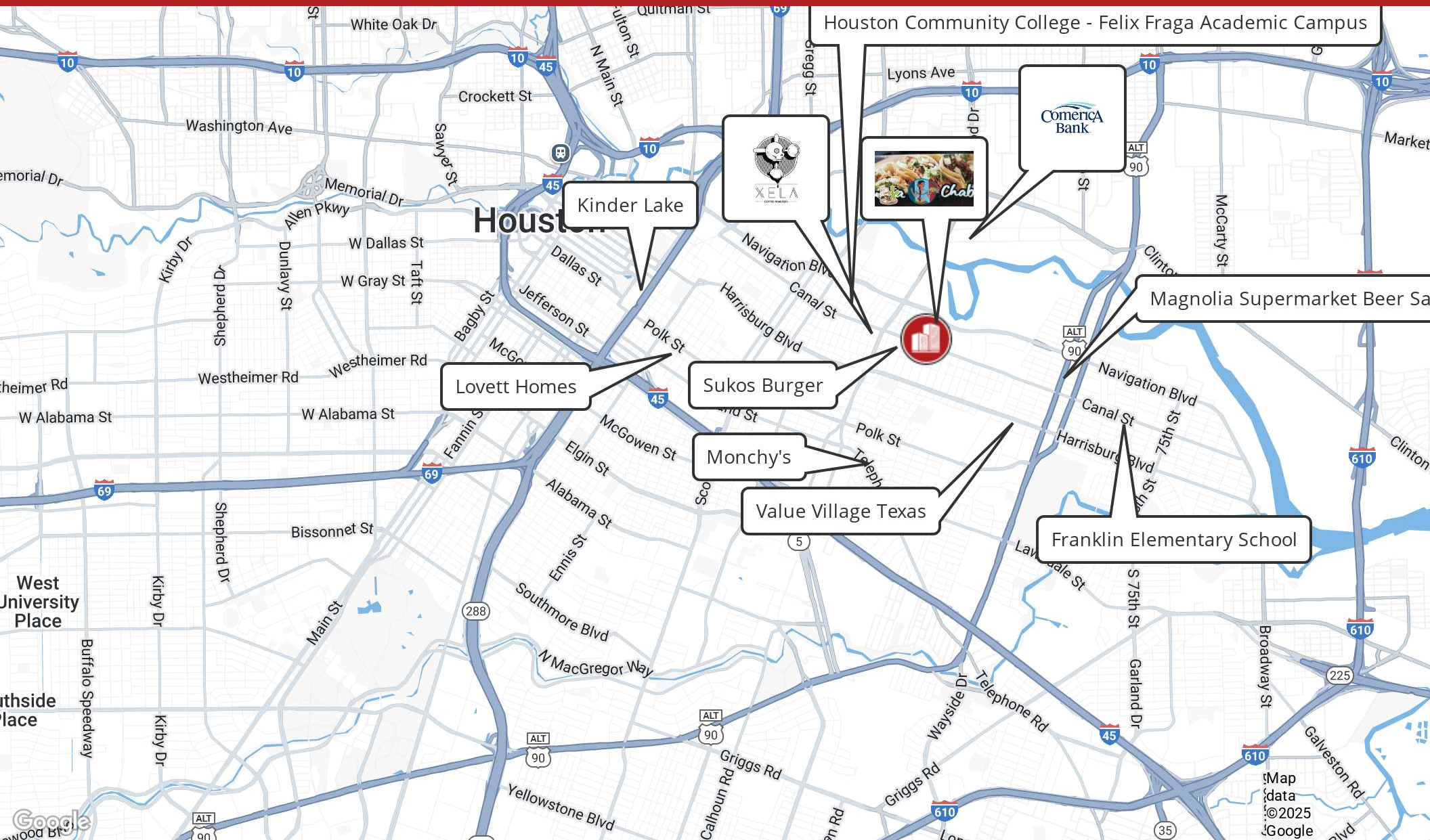
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LOCATION MAP | INDUSTRIAL PROPERTY



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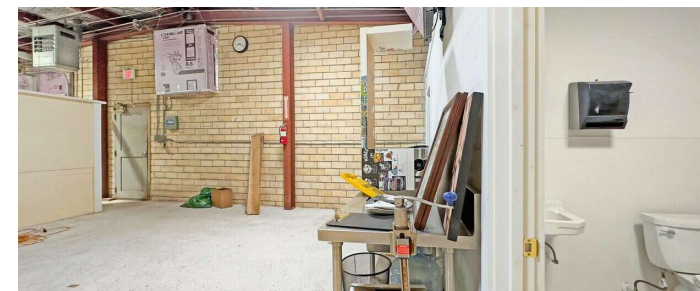
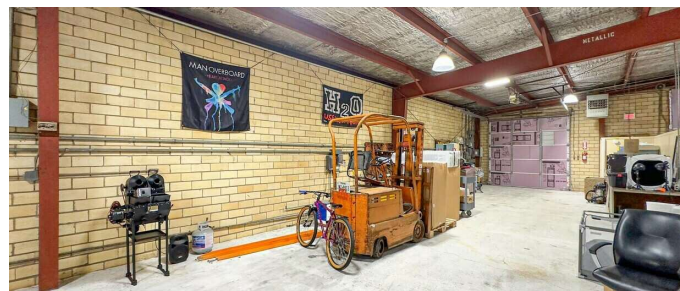
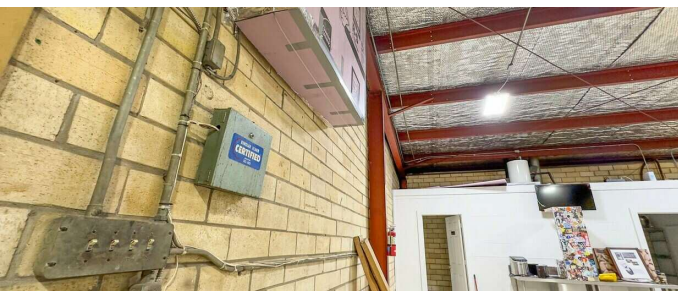
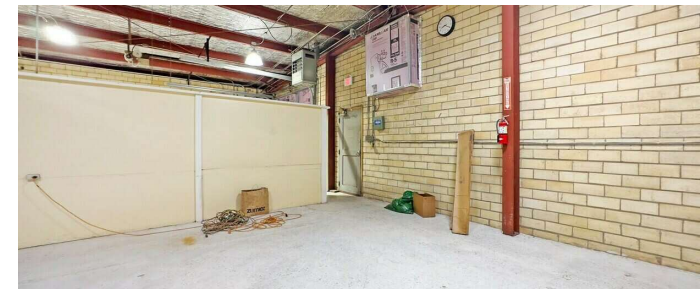
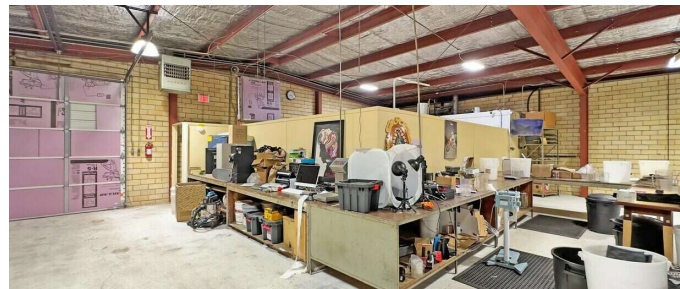
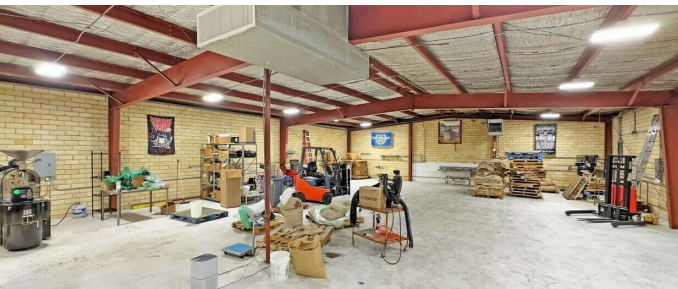
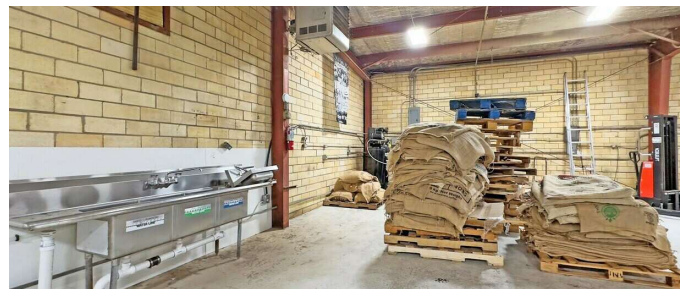
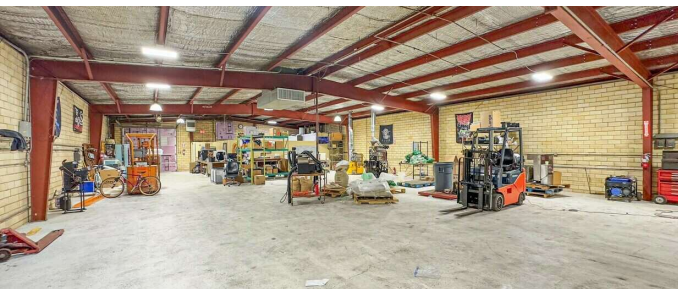
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ADDITIONAL PHOTOS | INDUSTRIAL PROPERTY

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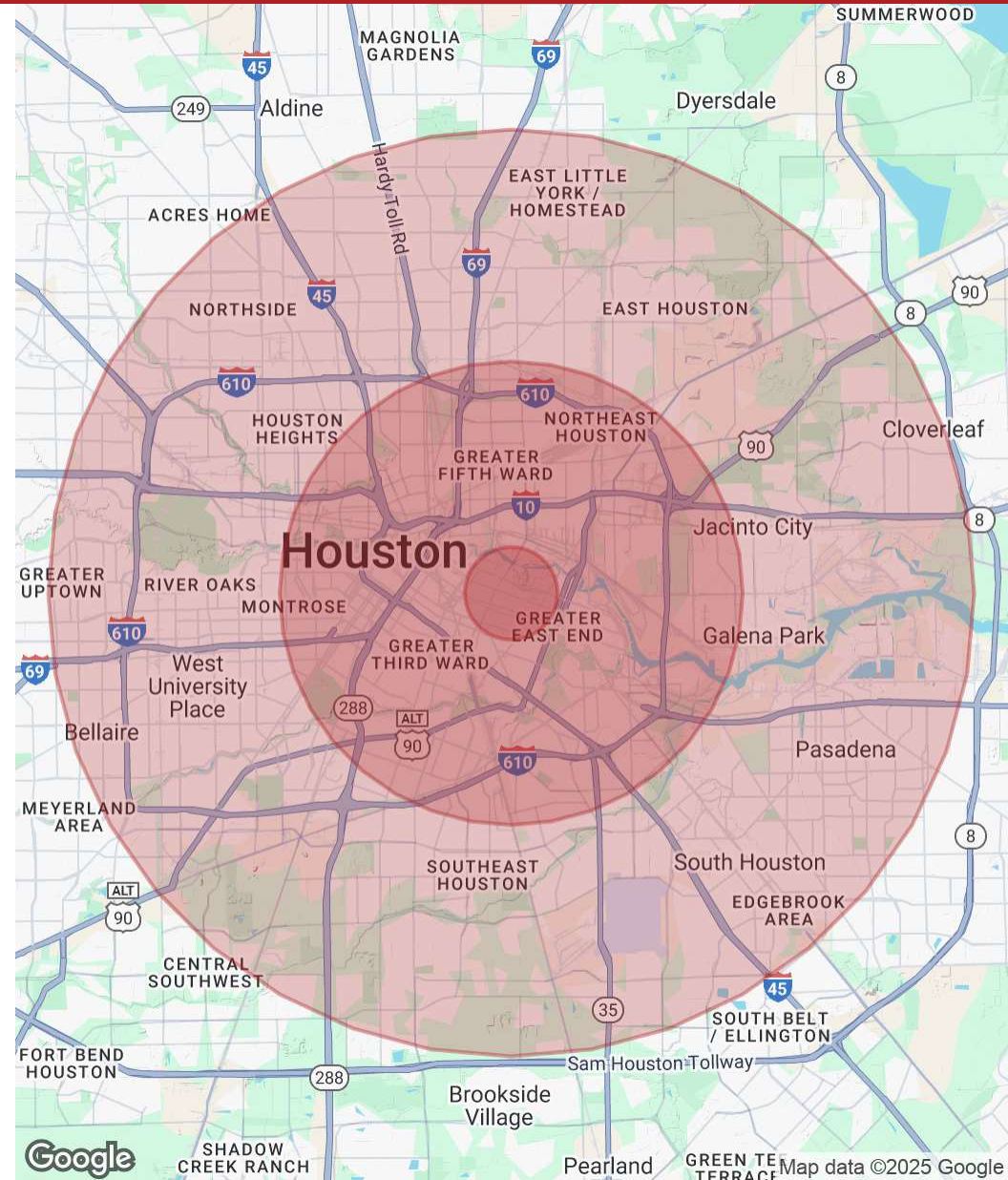
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DEMOGRAPHICS MAP & REPORT | INDUSTRIAL PROPERTY

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	14,041	343,914	1,272,019
Average Age	36.7	34.6	34.5
Average Age (Male)	36.7	34.2	34.0
Average Age (Female)	38.2	35.1	34.9

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	6,588	152,572	535,713
# of Persons per HH	2.1	2.3	2.4
Average HH Income	\$45,254	\$71,131	\$86,053
Average House Value	\$145,421	\$220,838	\$261,279

2020 American Community Survey (ACS)



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