



## The Yellowstone Apartments

4706 Yellowstone Blvd, Houston, TX 77021



**COLDWELL BANKER**  
**COMMERCIAL**  
REALTY



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# The Yellowstone Apartments

\$2,900,000

Currently being remodeled and coming to completion (estimated completion date March 2025, Offered at 2.9 million (unoccupied). Once filled to capacity, price will increase to reflect. New flooring, paint, mainline plumbing, electrical panels, granite/quartz counter tops, cabinets, HVAC, doors, windows, fixtures. Gated community with gated parking on location.

Each apartment is uniquely styled. Located in close proximity to NRG, Texas Medical Center, University of Houston. In a transitional area where new construction is taking place. Revitalization is surrounding this location.

This...

- Located Near NRG Stadium
- Close Proximity to Medical Center
- Near University of Houston
- Gated Parking
- New Light Fixtures, Plumbing, Electrical and HVAC- All units have Granite and/or Quartz Countertops

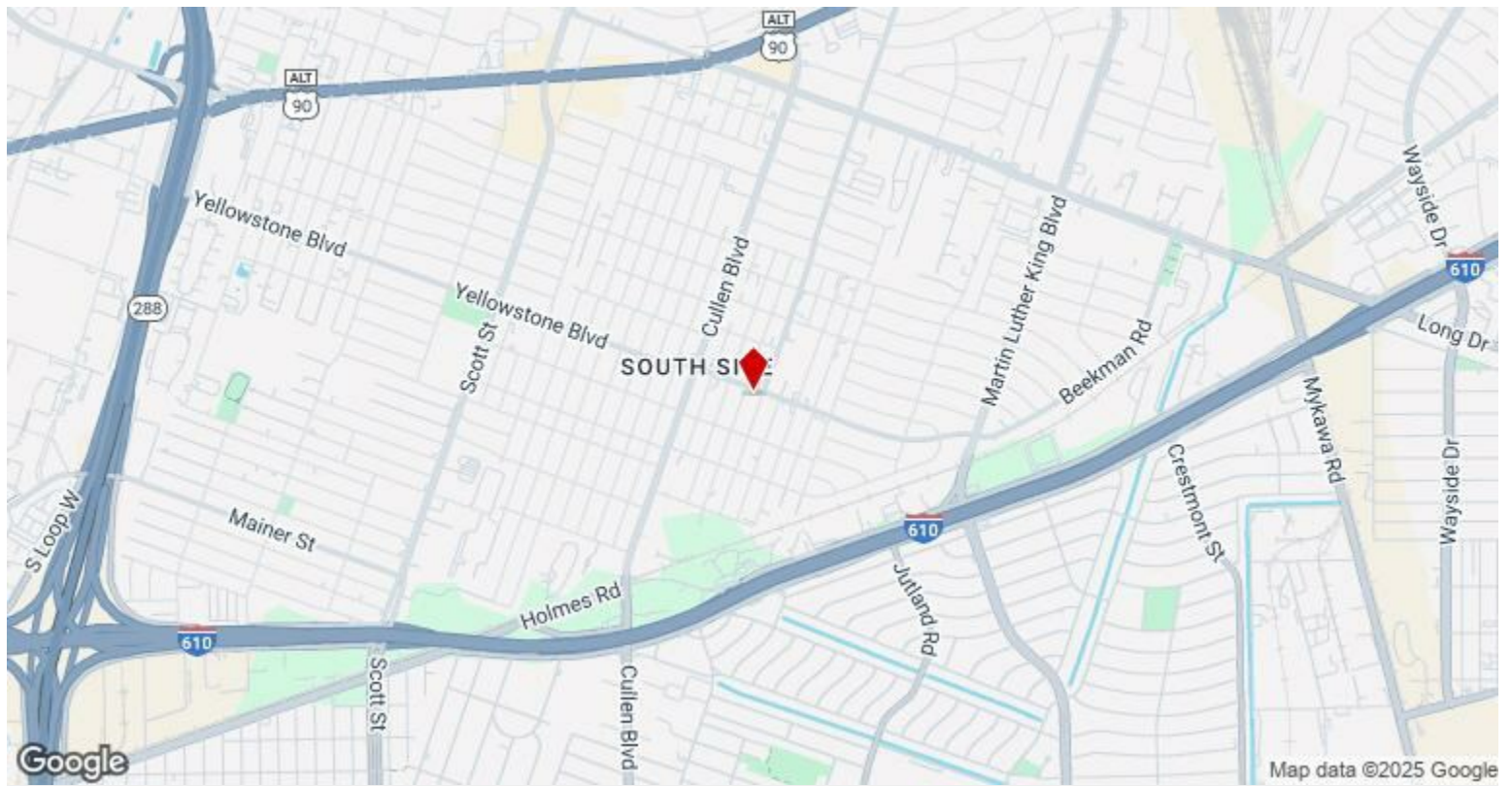


Price:	\$2,900,000
No. Units:	25
Property Type:	Multifamily
Property Subtype:	Apartment
Apartment Style:	Low Rise
Building Class:	C
Sale Type:	Investment
Lot Size:	0.46 AC
Gross Building Area:	18,840 SF
No. Stories:	2
Year Built:	1955
Parking Ratio:	1.7/1,000 SF
Zoning Description:	None
APN / Parcel ID:	0572790130021
Walk Score ®:	60 (Somewhat Walkable)

Unit/Room Mix Information

Description	No. Units	Avg. Rent/Mo	Sq. Ft
0+1	2	\$1,150	450
1+1	18	\$1,200	550
2+1	5	\$1,400	750





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## Property Photos





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## Property Photos



Property Outline Bird's Eye View



Interview View



## Property Photos



Exterior View from Calhoun and Yellowstone Blvd



View From Yellowstone Blvd



## Property Photos



Interior View of Apartment Courtyard



View From Yellowstone Blvd



## Property Photos



View From Calhoun and Yellowstone Blvd