

Multi-Use Property Available for a Limited Time 826 Heights Blvd.

Exceptional mixed-use opportunity in the vibrant and walkable heart of Houston Heights, one of the city's most sought-after urban neighborhoods.

This well-maintained 1-story property features original refinished hardwood floors, upgraded, double paned windows, 24KW Generac whole-house generator, Ethernet throughout, a Toshiba phone system w/15 stations, security camera monitoring system, multiple workstations in 2 different large workrooms as well as a large conference table and other furniture which provides virtually everything needed to set up shop.

High foot traffic, excellent visibility, and strong local demographics make this an investor's dream or a perfect live/work setup for an owner-occupant. The building offers modern upgrades while retaining classic

Heights charm, with ample parking and quick access to I-10 and major corridors. Surrounded by popular restaurants, coffee shops, and thriving local businesses. Don't miss this rare chance to own income-producing real estate in one of Houston's most iconic communities.

FEATURES:

- Oversized lot
- Original hardwood floors (refinished) door handles, tile in bath & kitchen
- 360 separate building (w/half bath) & mini-split AC
- Total approx. square feet 2,588 per tax rolls and addition of the outbuilding (approx. 20'x 20')
- Gated driveway and alleyway access available
- Can accommodate parking for 10 cars
- Entire house re-wired electrically in 2001 with many home-run electrical circuits added for computer equipment
- 24 KW Generac generator added in 2024
- Ethernet throughout
- Toshiba phone system w/15 stations
- Multiple electrical circuits
- 1 full bath & 2 half baths
- Some furniture included:
 - Conference table
 - Couch
 - Custom-made TV cabinet
- Window replaced w/double paned in 2001
- Siding replaced with Hardi-Plank

Call for more info OR to arrange a private showing.



The Dittmore Team 832-788-4123