

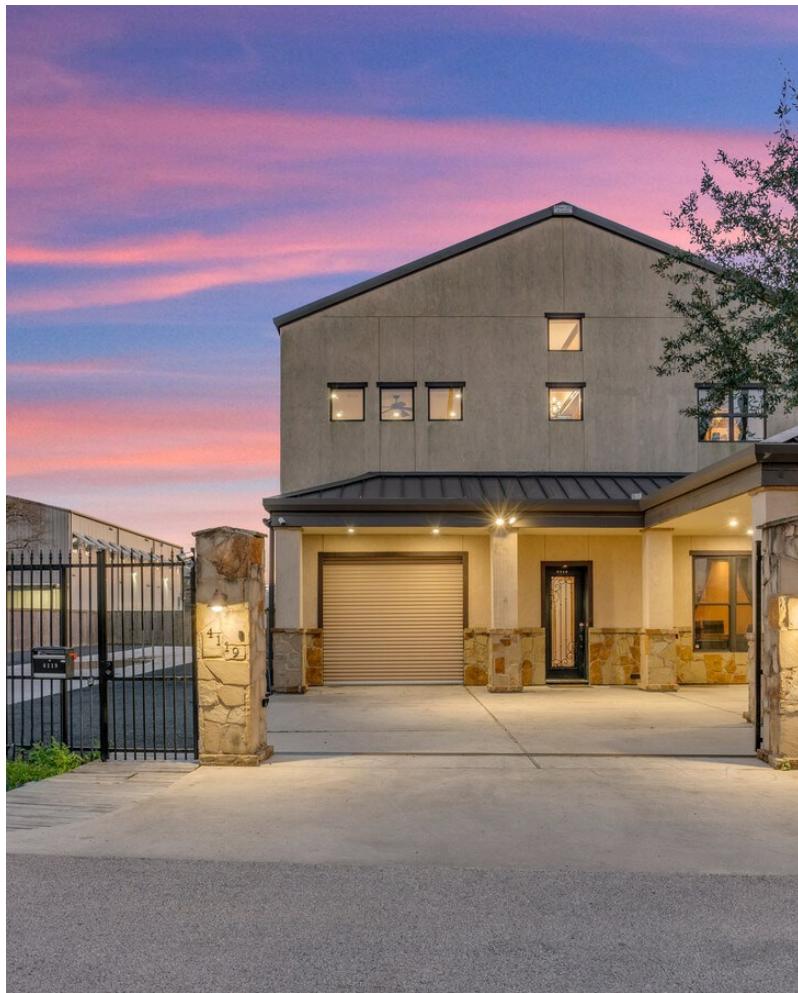


4119 Allen St

4119 Allen St, Houston, TX 77007



Rachel Gonzalez-Dunham, CCIM
KEYS & CAPITAL GLOBAL GROUP Brokered by Exp Realty
5606 5th St, Katy, TX 77493
rachel@rachelinvest.com
(832) 216-8524



4119 Allen St

\$2,199,000

Discover a rare commercial opportunity in the Washington Corridor—a custom steel-constructed property offering unmatched flexibility for business and residential use.

The ground level and surrounding spaces are designed with business in mind, featuring 12-ft ceilings, polished stained concrete floors, two private offices,...

- Strategically positioned near a 24/7 emergency power grid ensuring uninterrupted power and reliability.
- Features an elevator providing seamless access to the second floor.
- 1,800 SF fully air-conditioned garage that can be converted into an office, showroom, or versatile workspace.
- Additional 7,000 SF open area ideal for business expansion, events, or ample parking space.

For more information visit:
<https://www.loopnet.com/Listing/4119-Allen-St-Houston-TX/38241933/>



Price: \$2,199,000

Property Type: Office

Building Class: B

Sale Type: Investment

Lot Size: 0.32 AC

Gross Building Area: 6,609 SF

Rentable Building Area: 6,609 SF

No. Stories: 2

Year Built: 2010

Tenancy: Single

Parking Ratio: 0.45/1,000 SF

Zoning Description: N/A

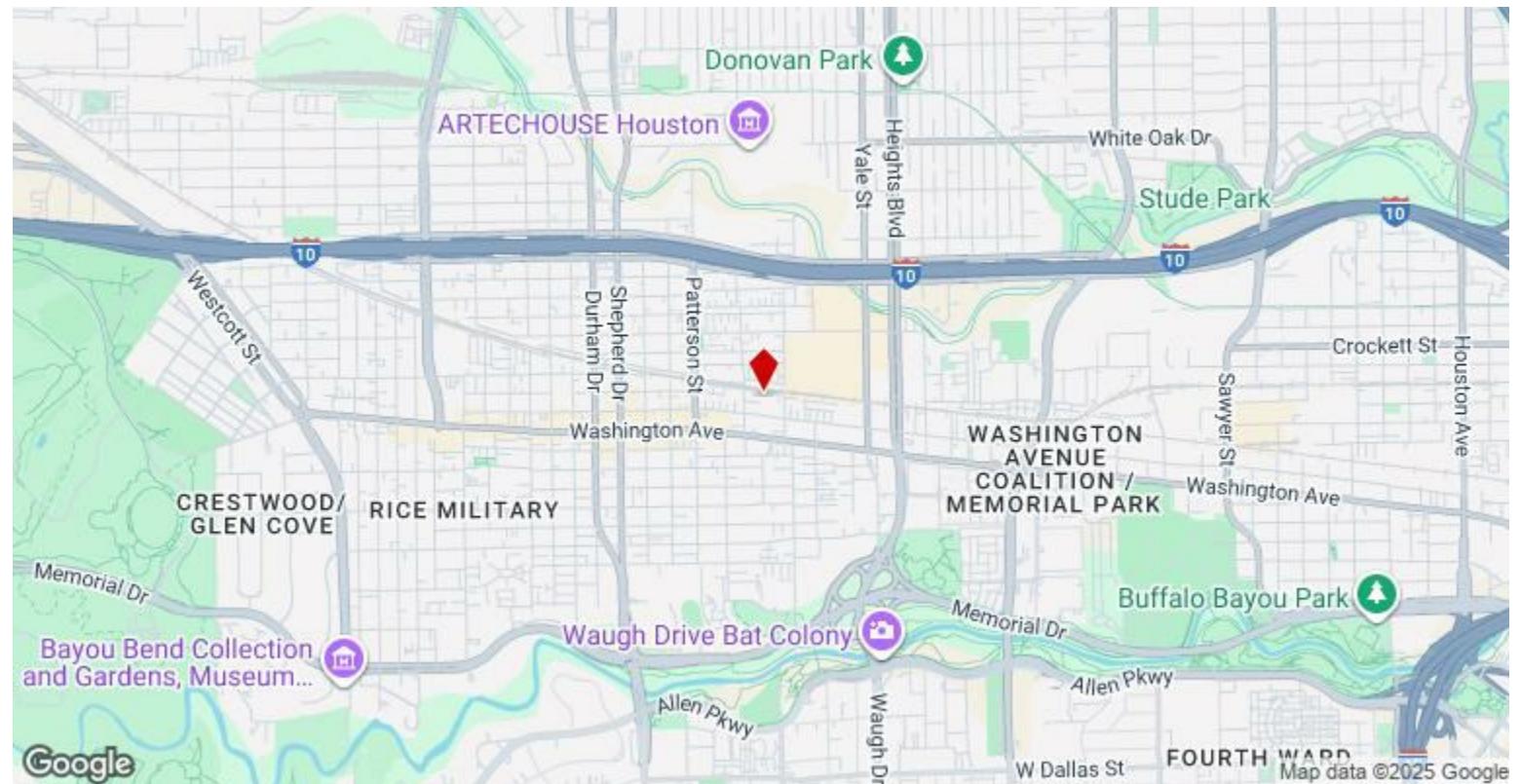
APN / Parcel ID: 0250410020001

Walk Score ®: 87 (Very Walkable)

Transit Score ®: 50 (Good Transit)

Major Tenant Information

| Tenant | SF Occupied | Lease Expired |
|----------------|-------------|---------------|
| Formula Garage | - | |



4119 Allen St, Houston, TX 77007

Property Photos

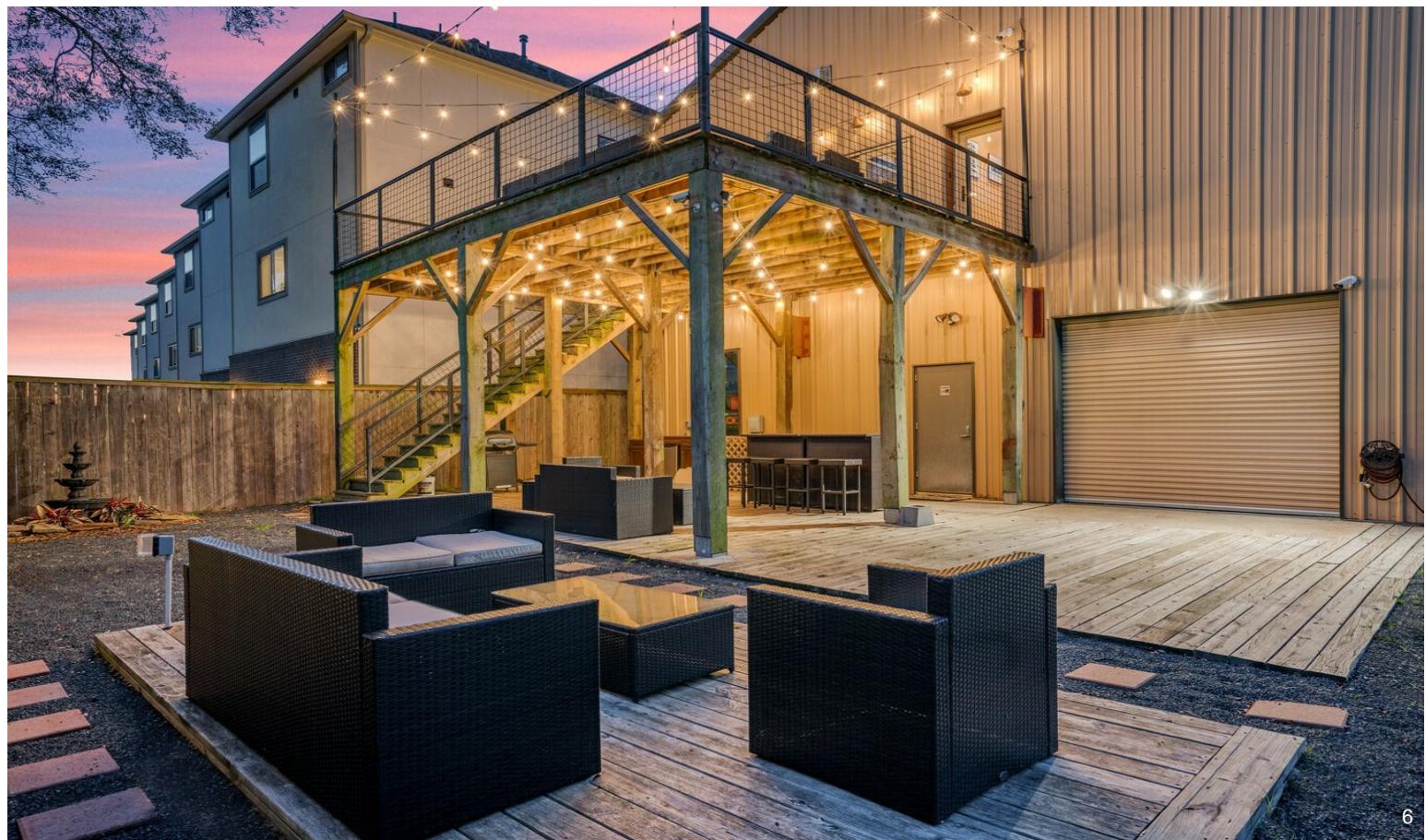


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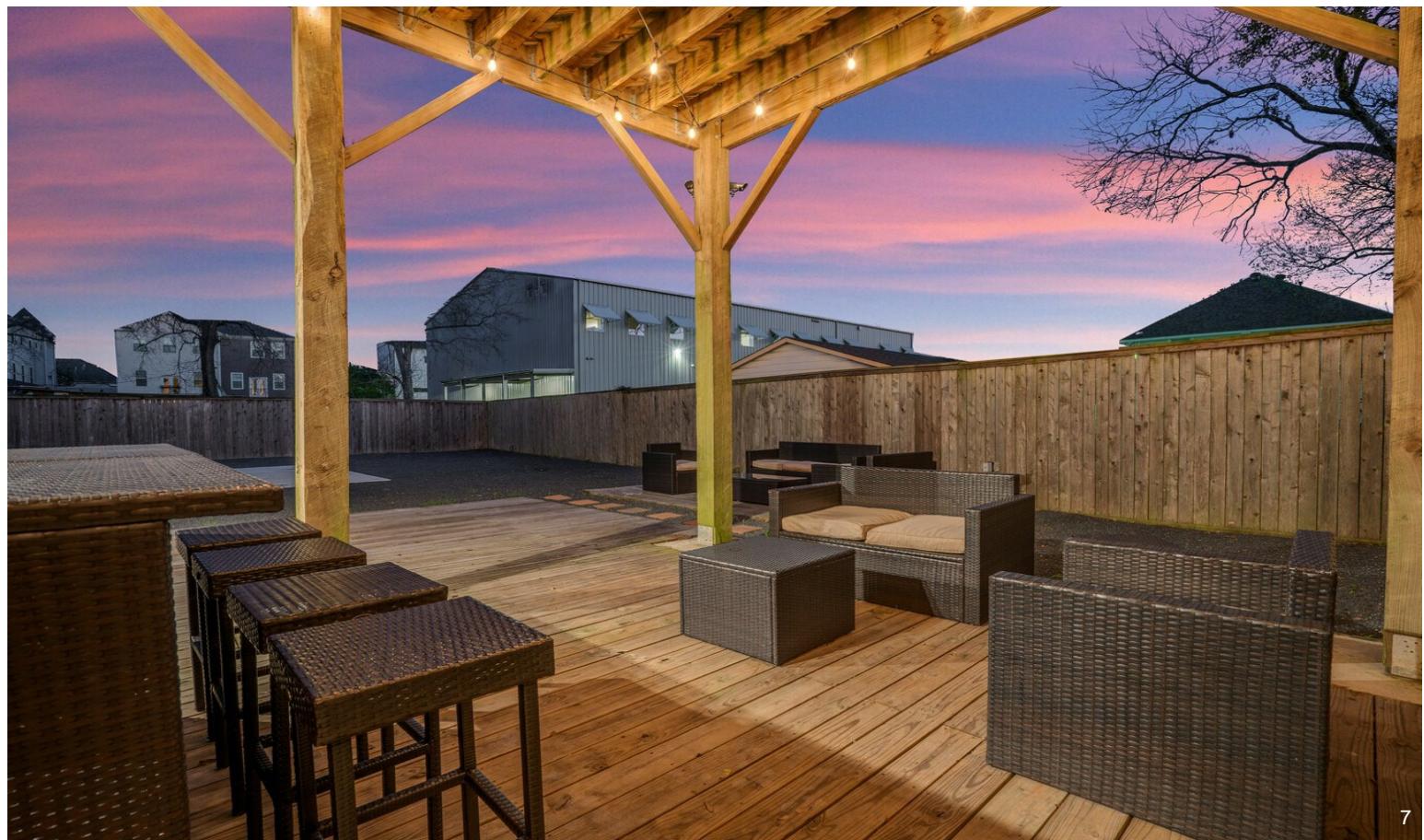


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Property Photos

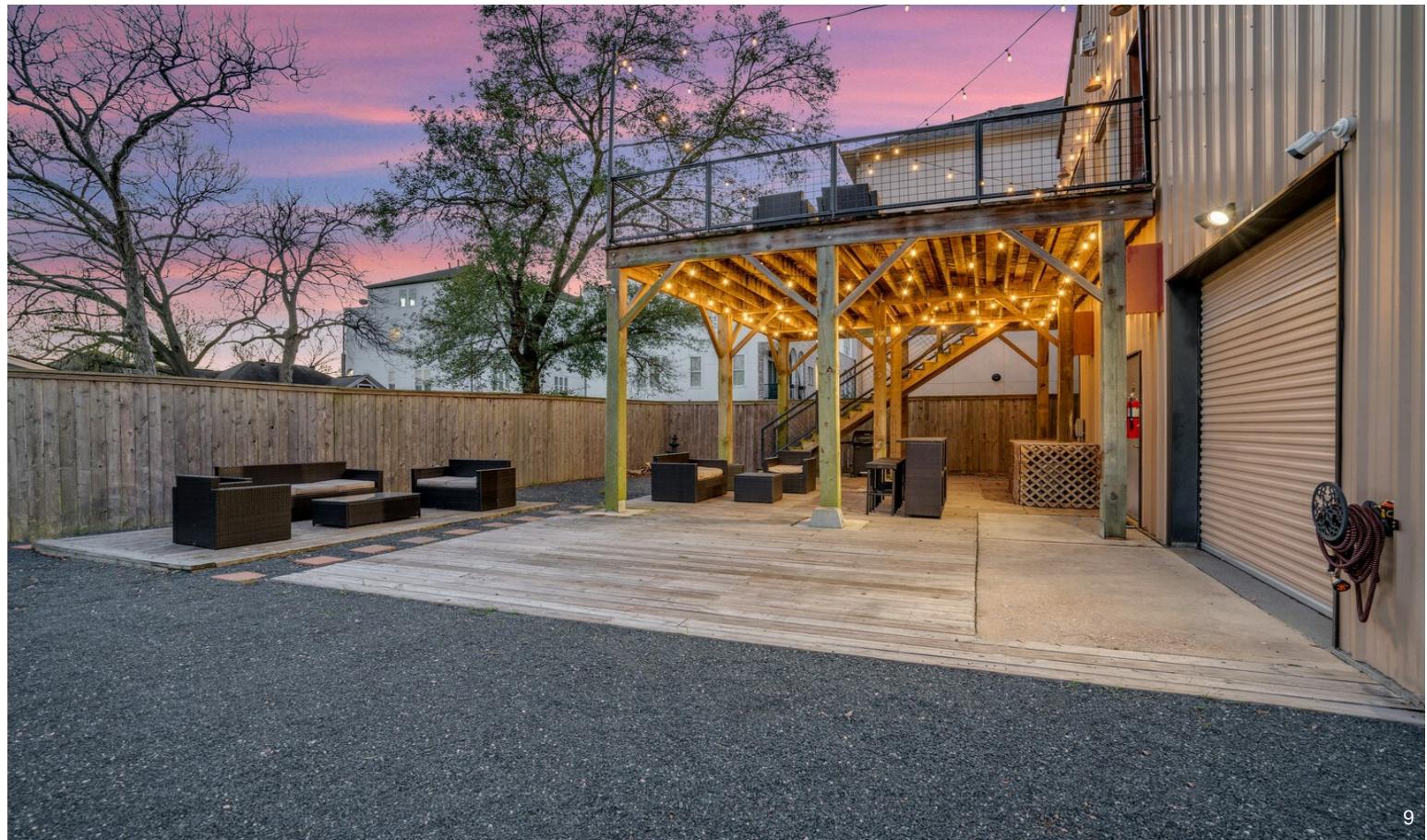


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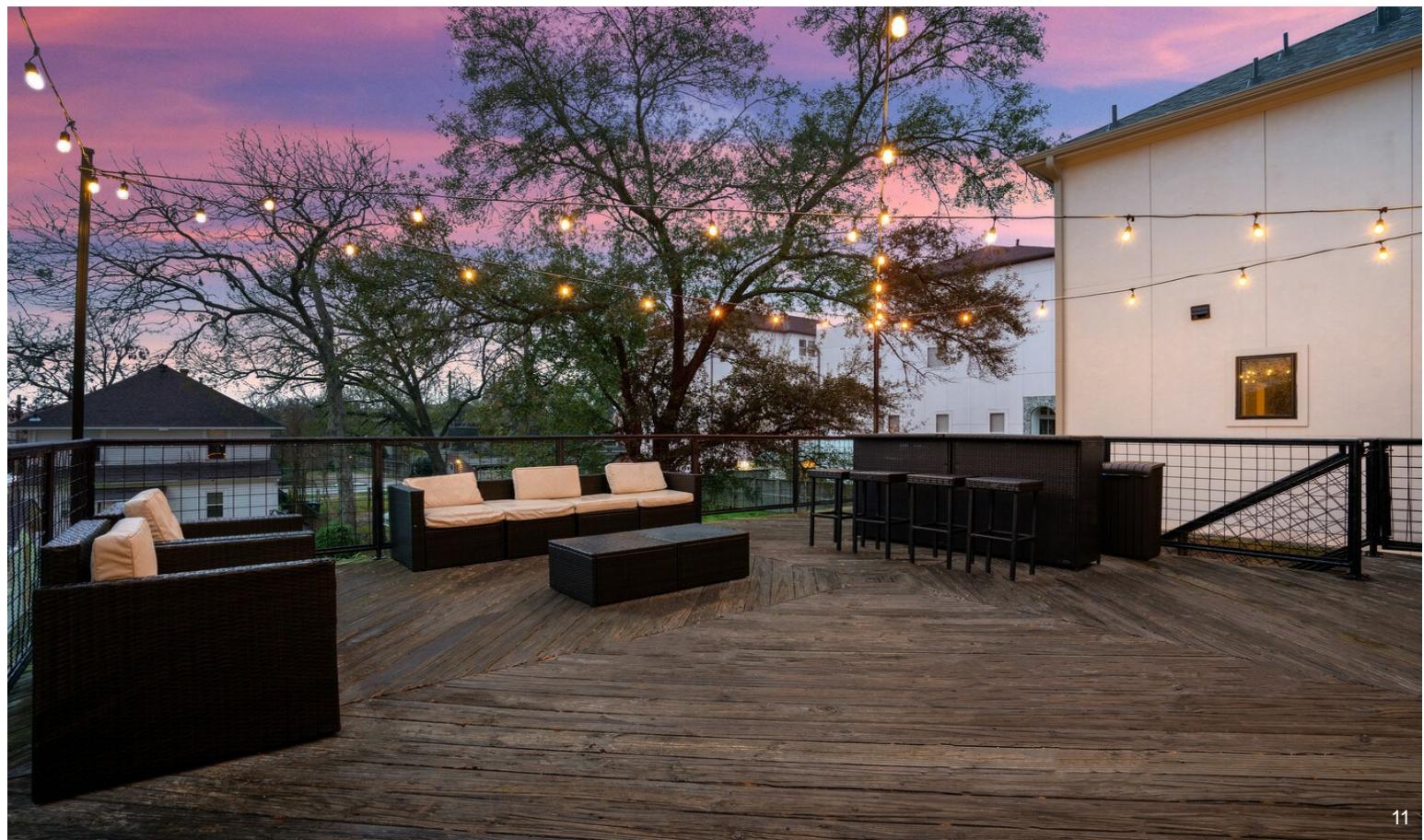
Property Photos



Property Photos

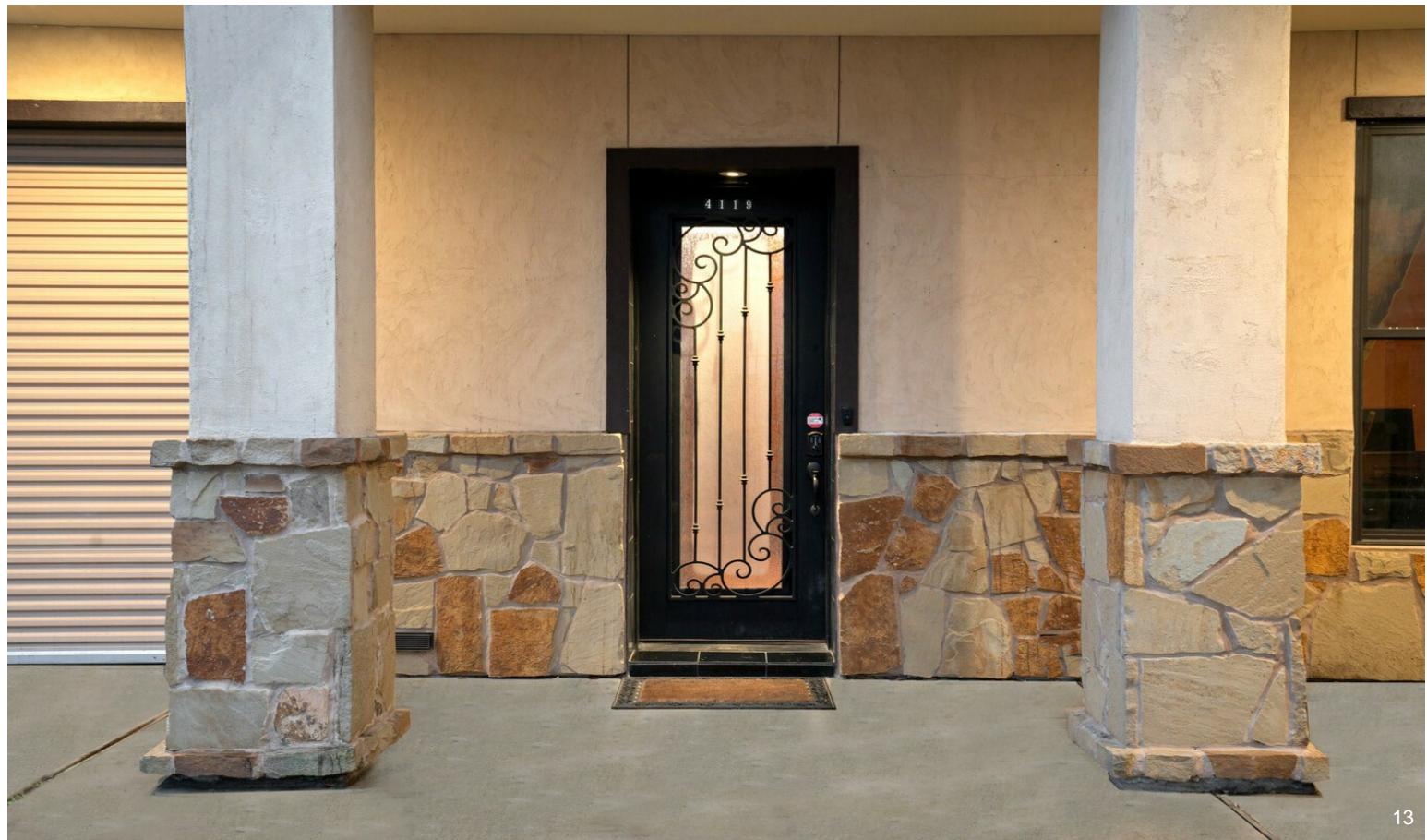


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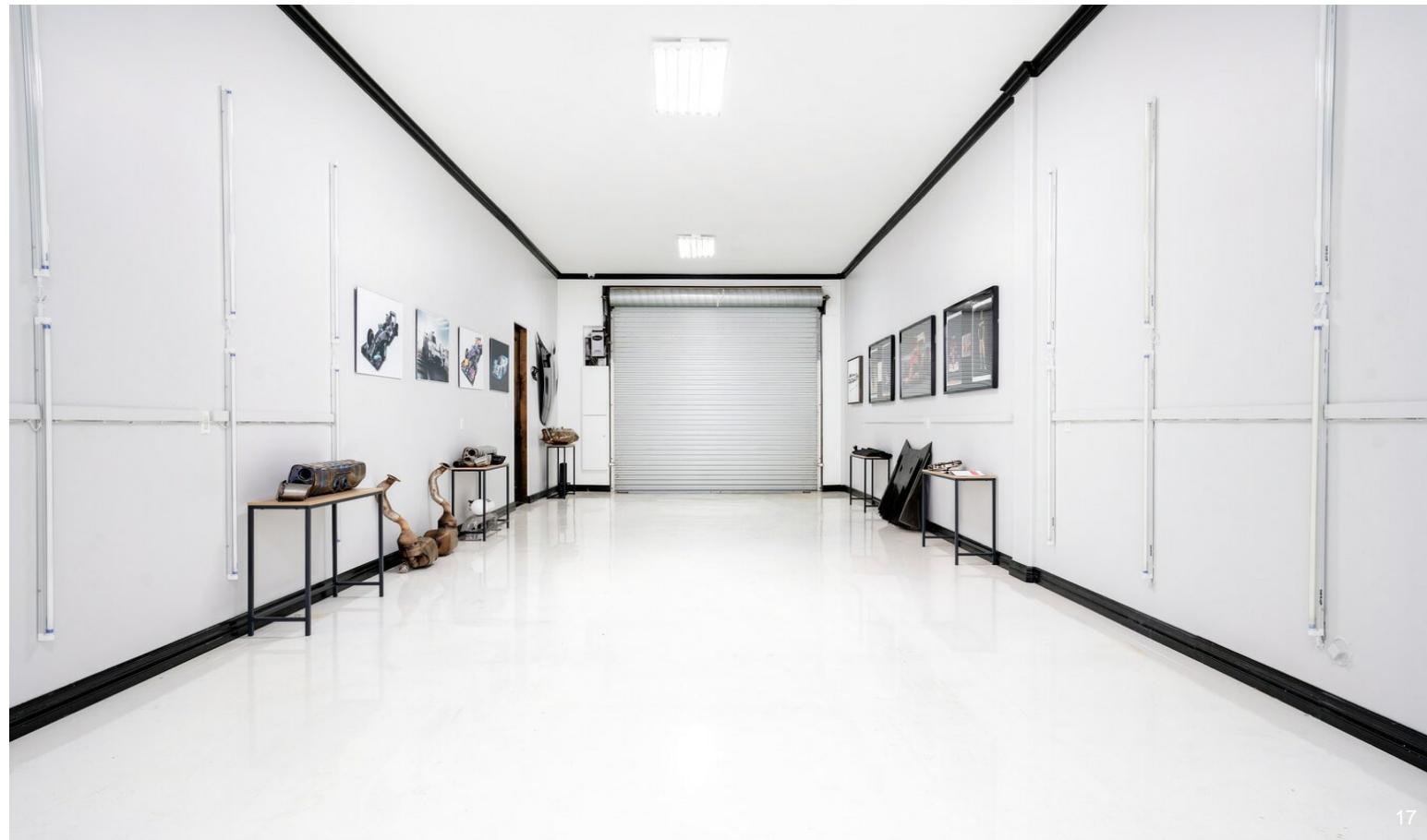
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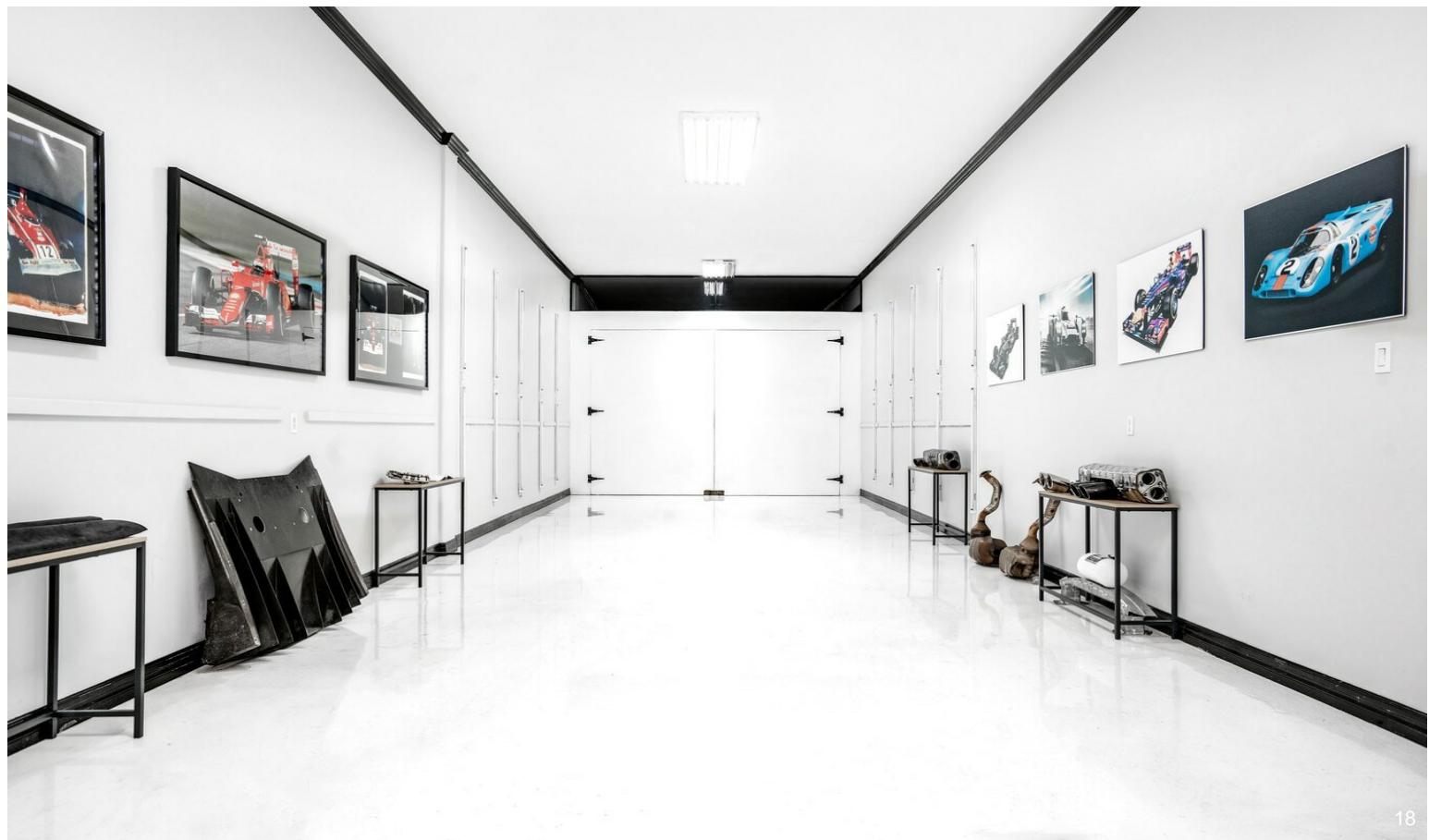
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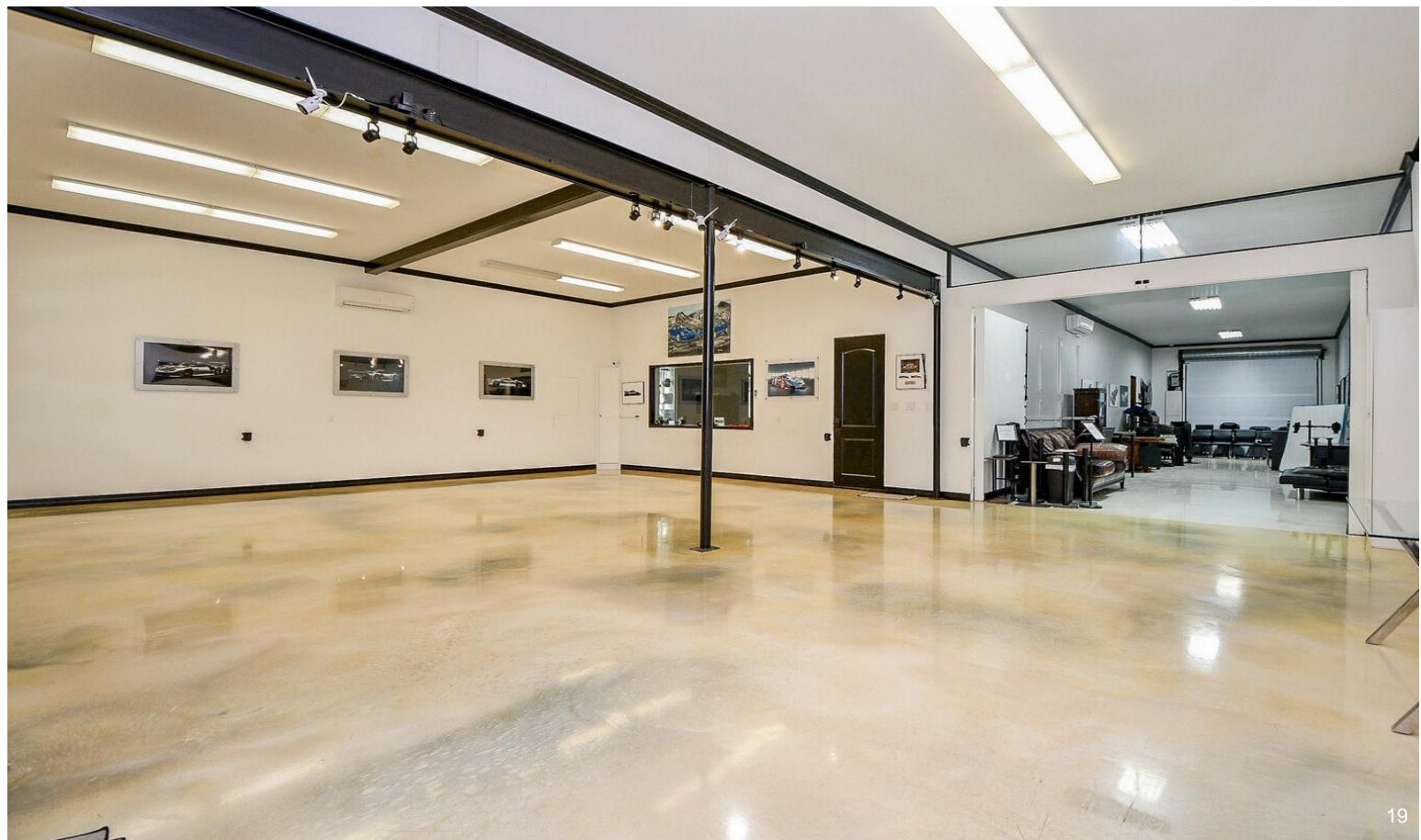
Property Photos



Property Photos

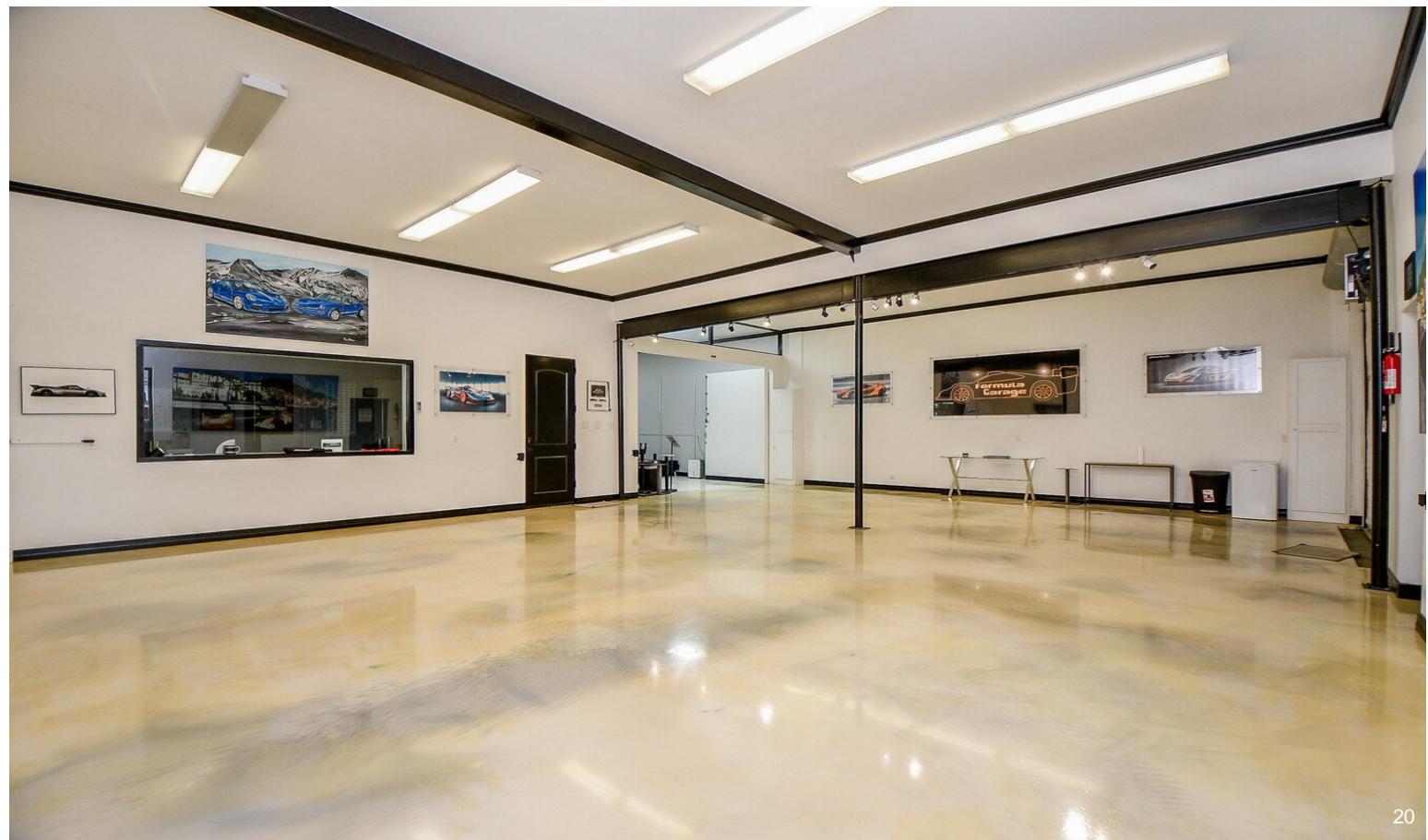


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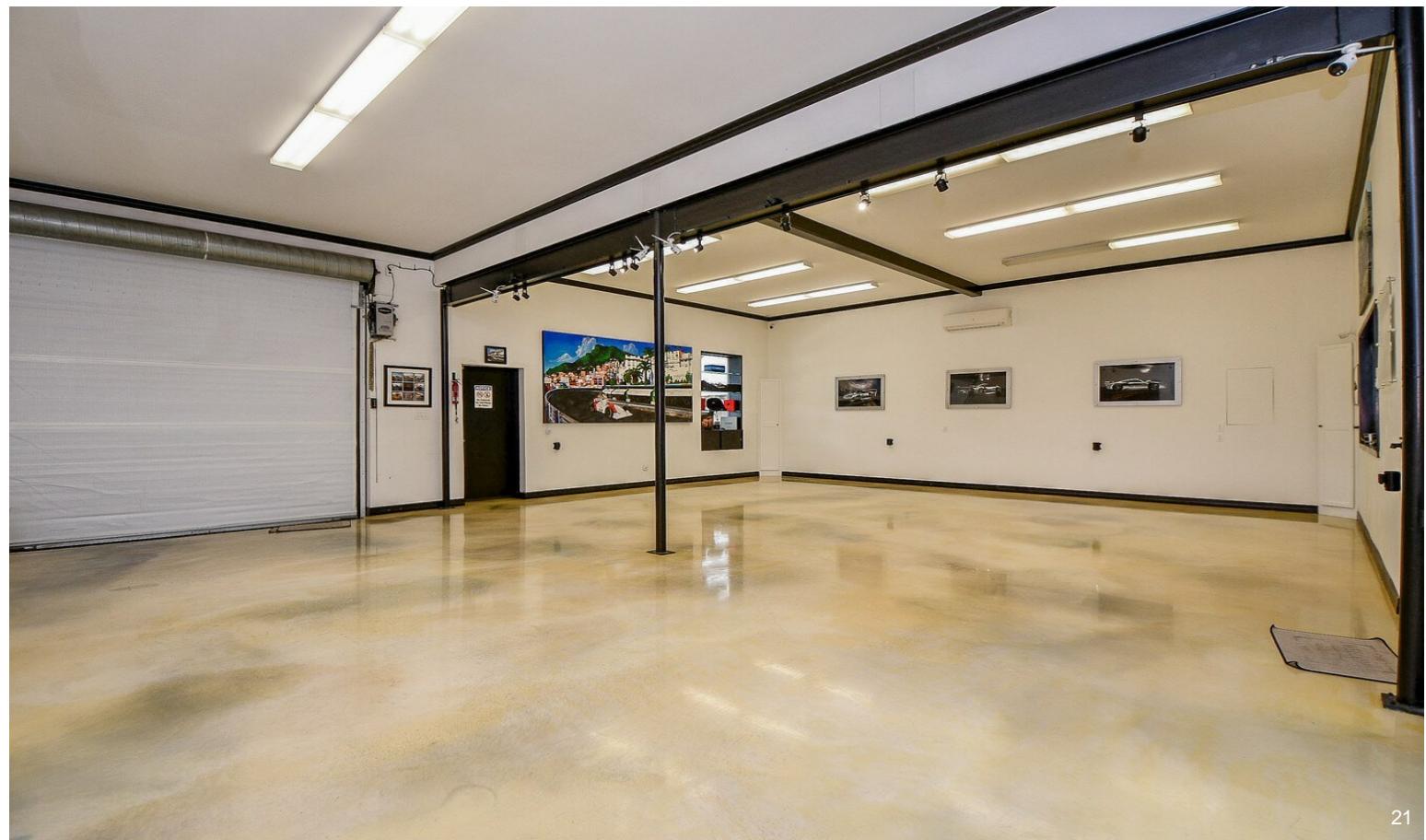


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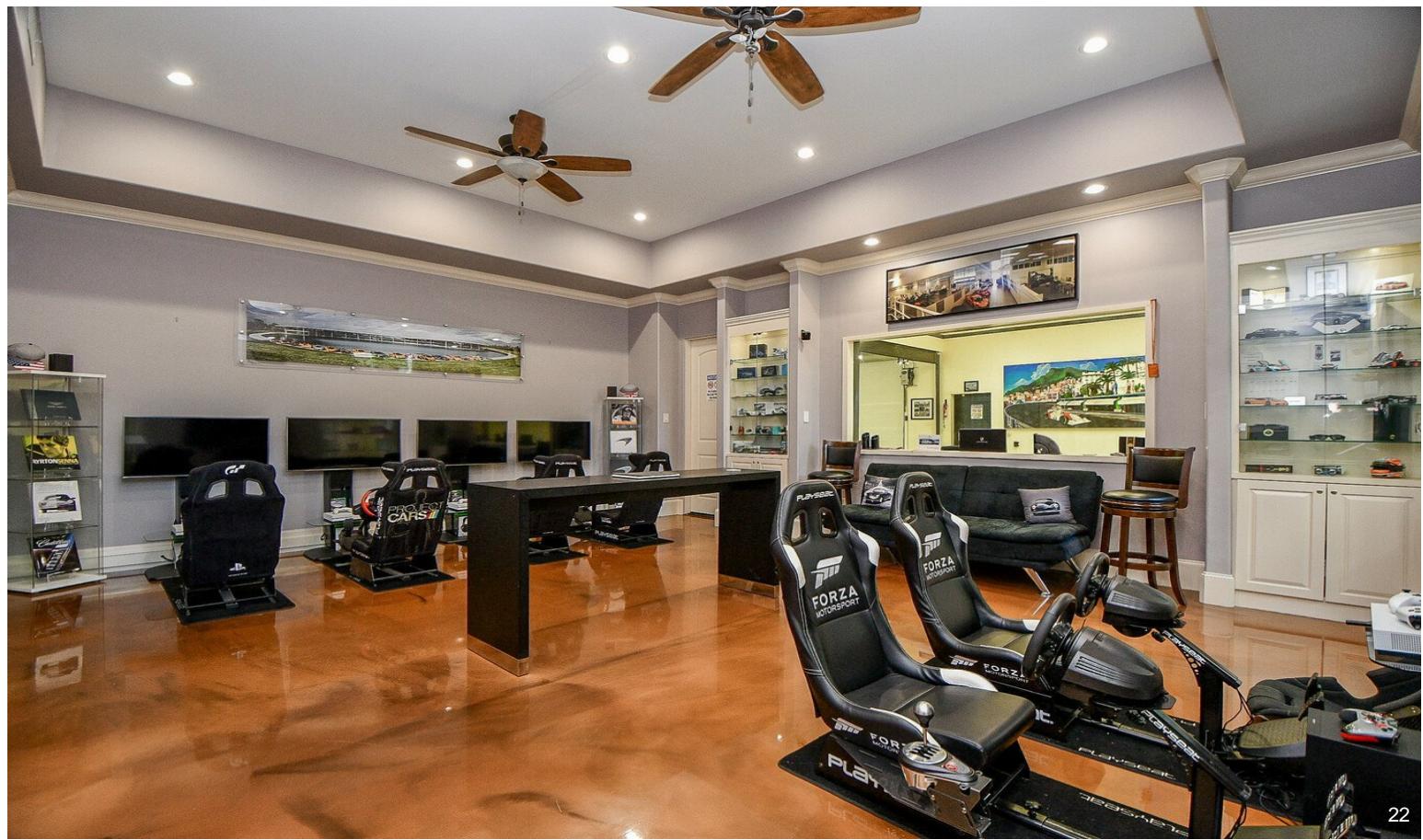


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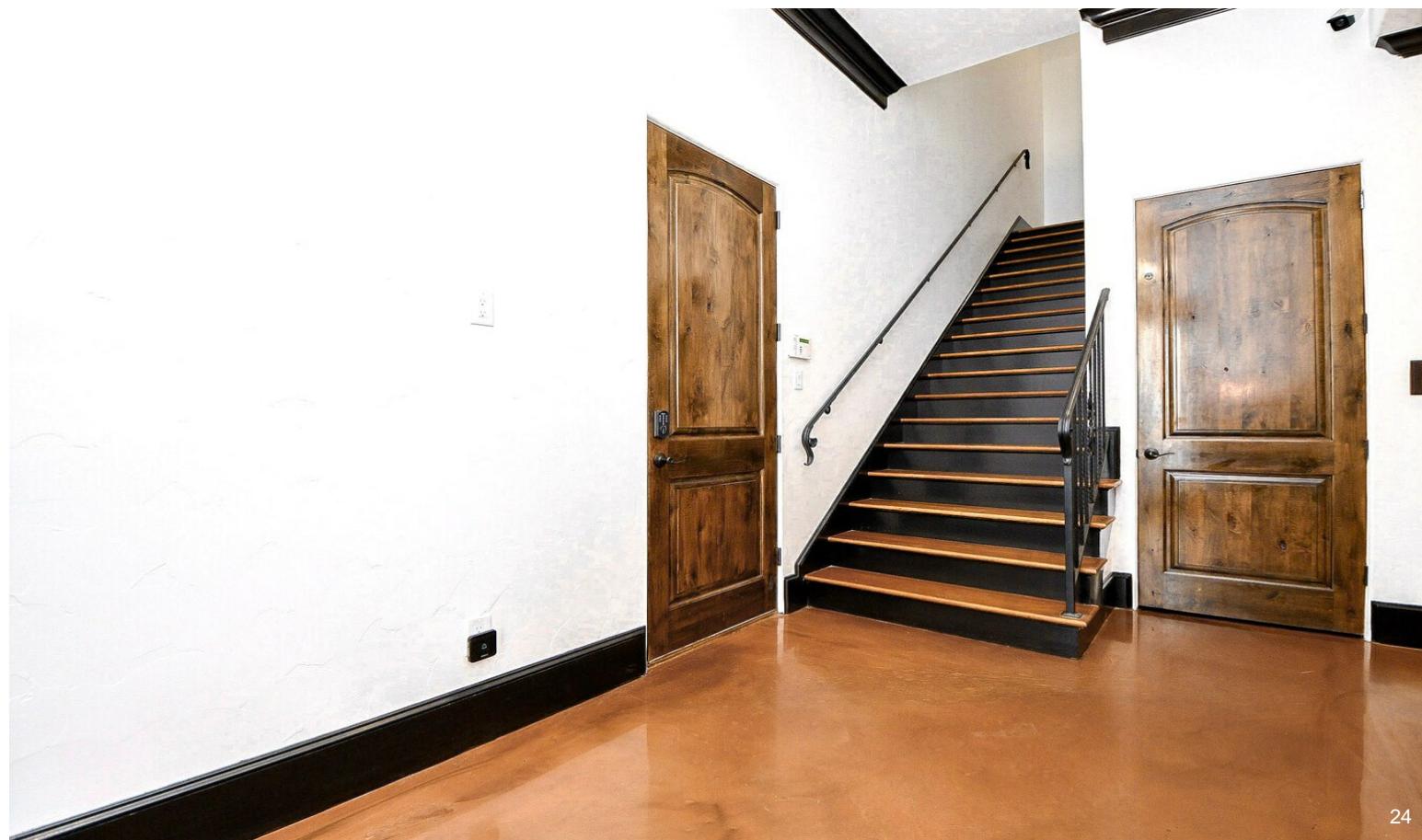


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Property Photos



Property Photos



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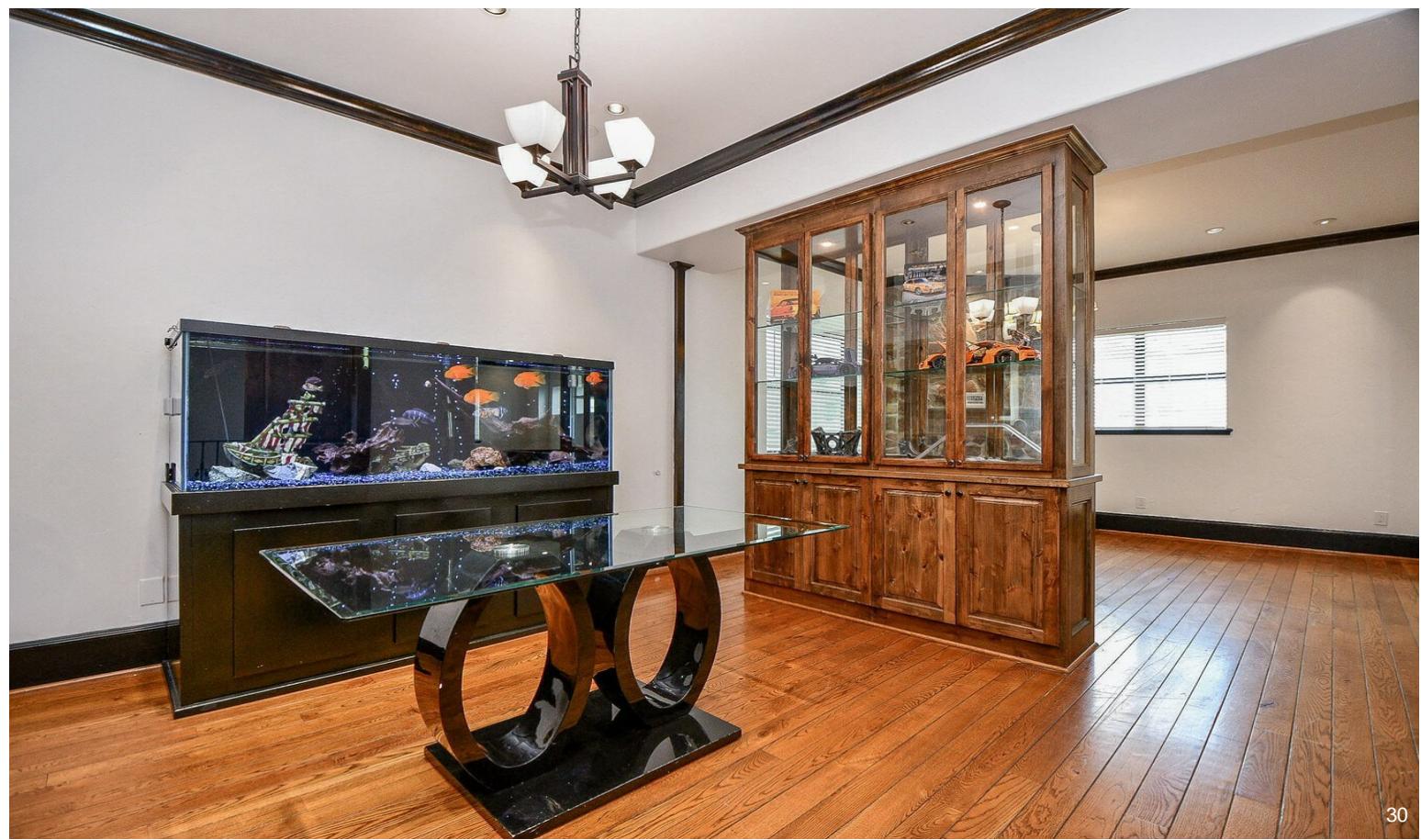


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Property Photos



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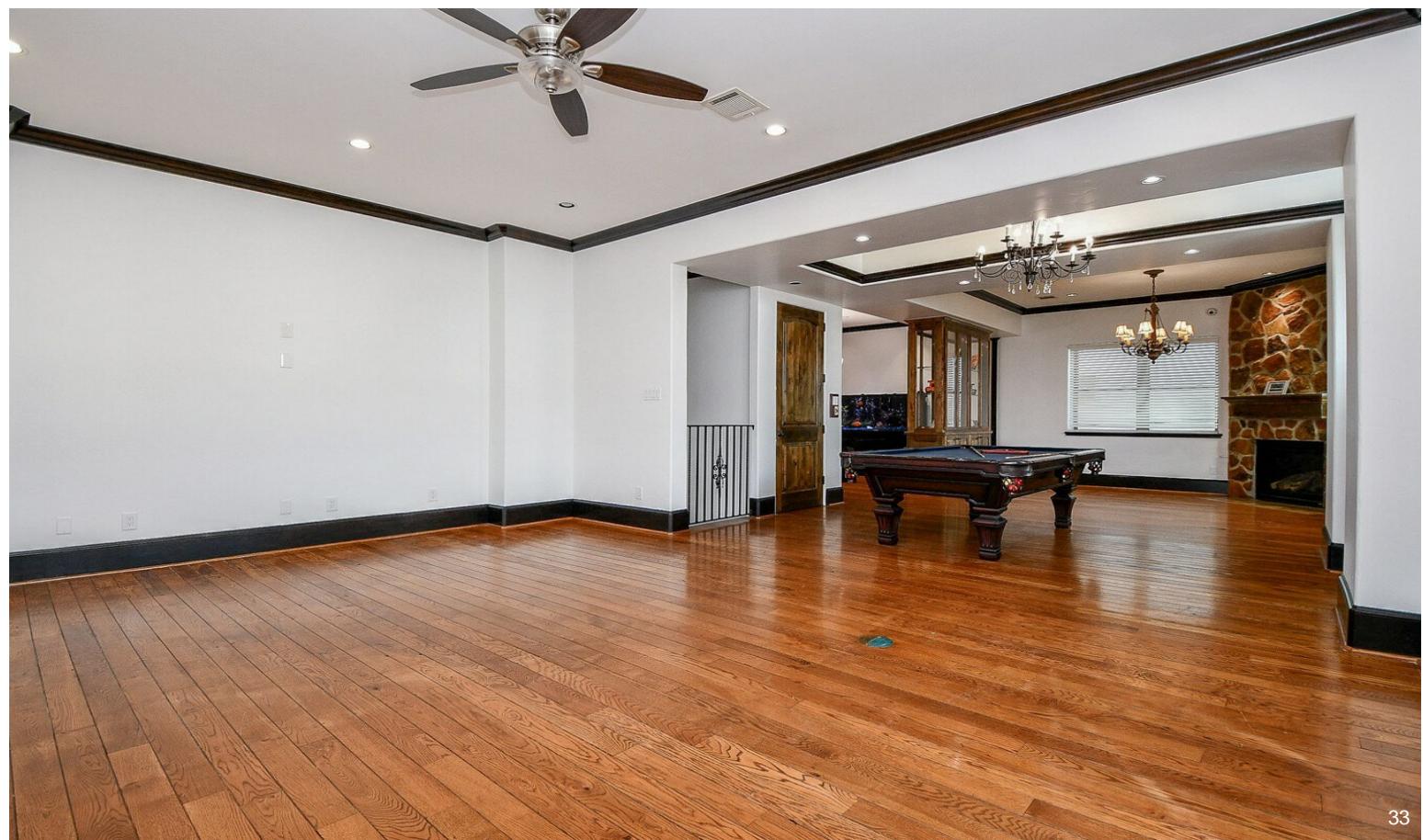


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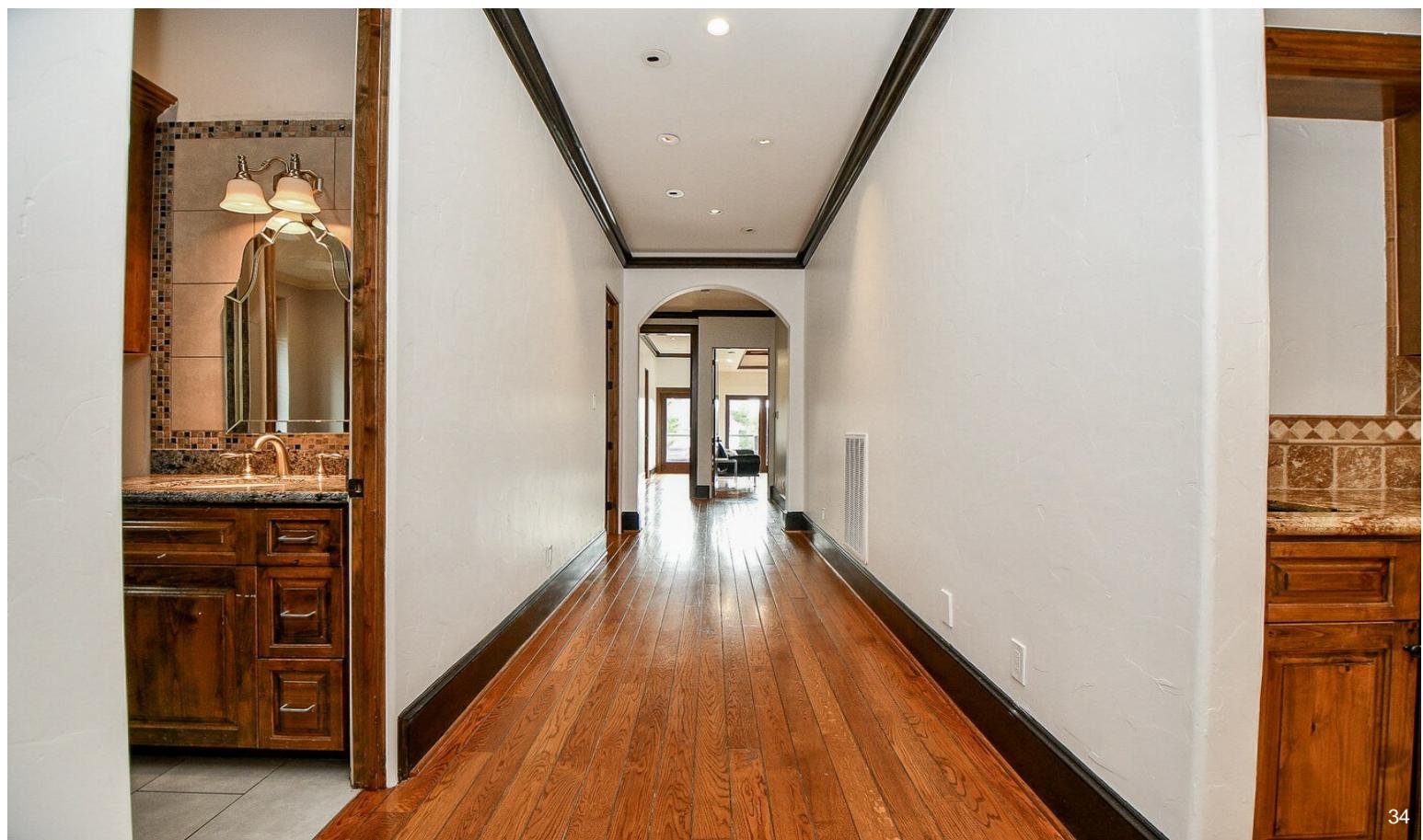


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Property Photos



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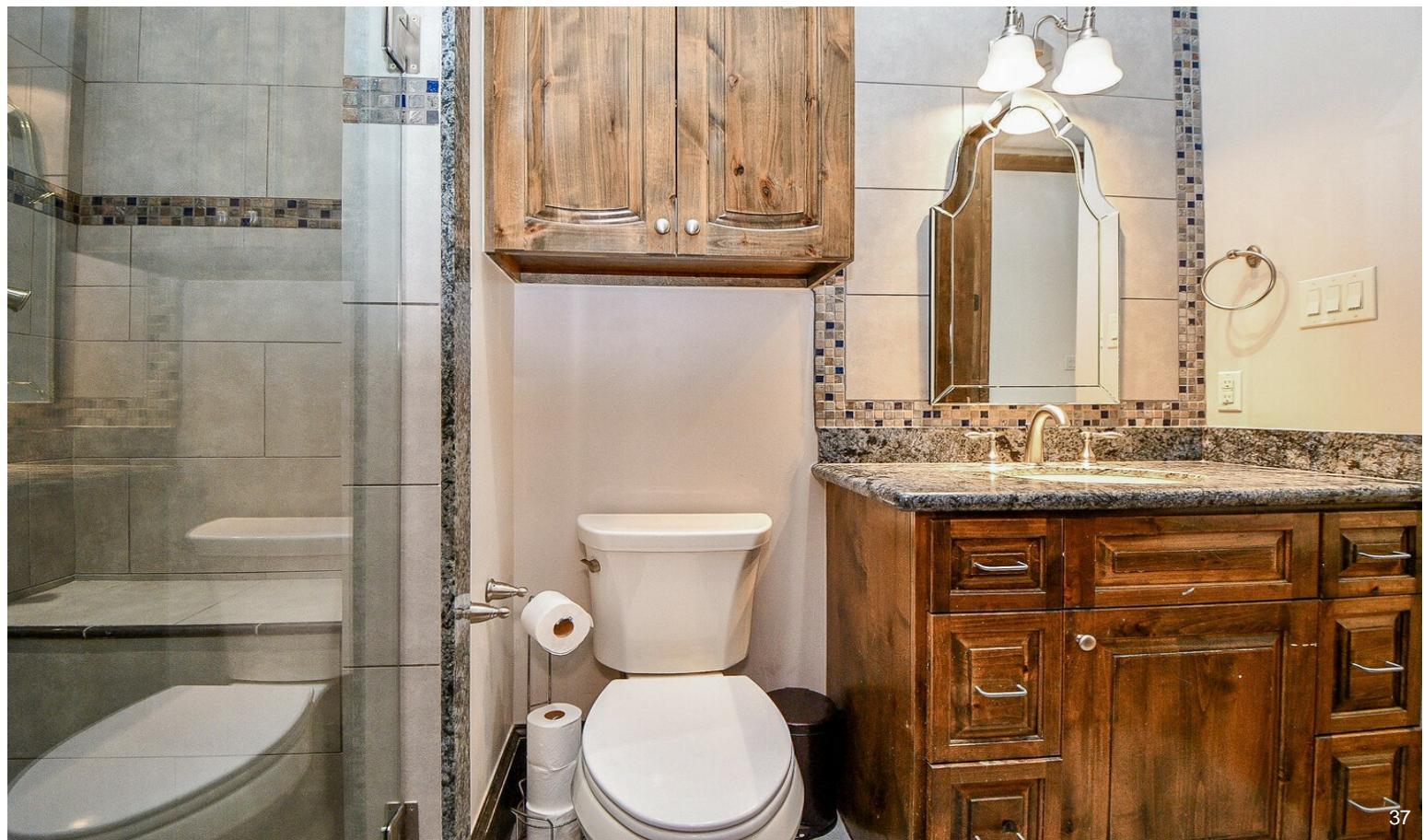


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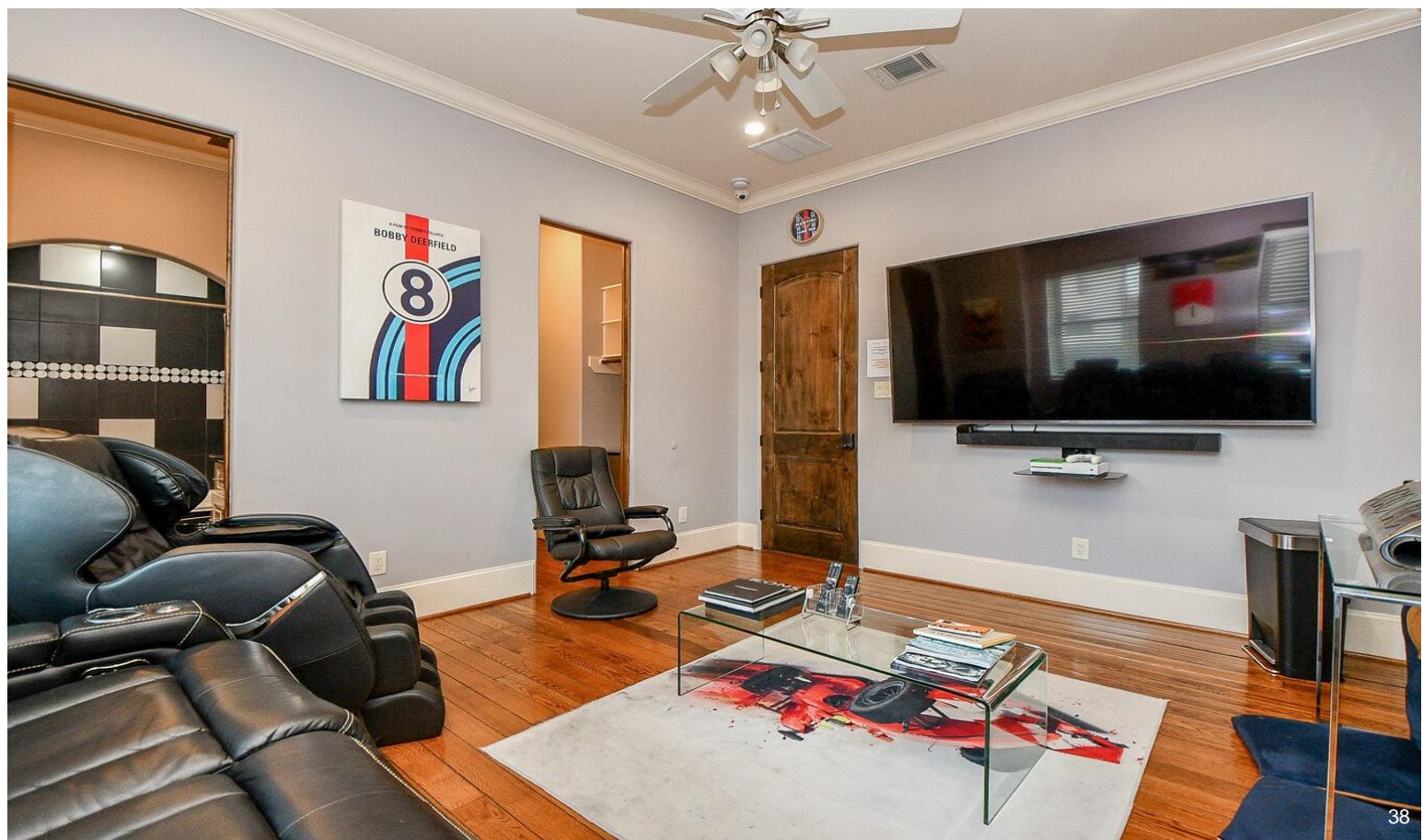


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Property Photos



Property Photos



Property Photos



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Property Photos

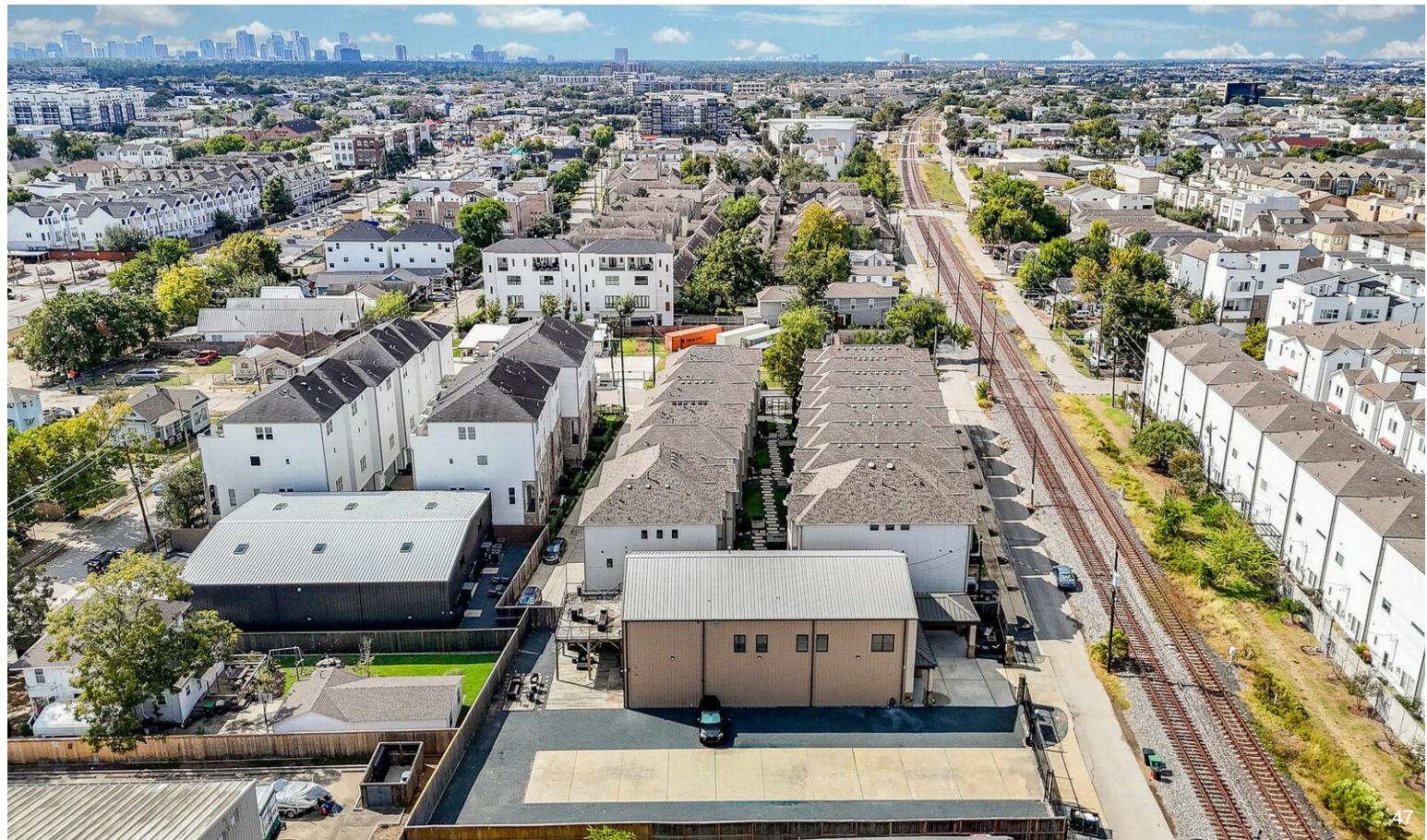


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Property Photos



Property Photos



Property Photos



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| 005 | 5 | -0008 | 8 | -0005 | | |
| 006 | 6 | -0007 | 7 | -0006 | | |
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| 009 | 9 | -0004 | 4 | -0009 | | |
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| 011 | 1 | -0002 | 2 | -0007 | | |
| 012 | 2 | -0001 | 1 | -0012 | | |
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