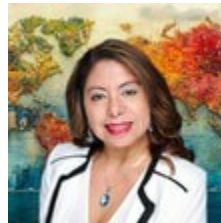




4119 Allen St

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:

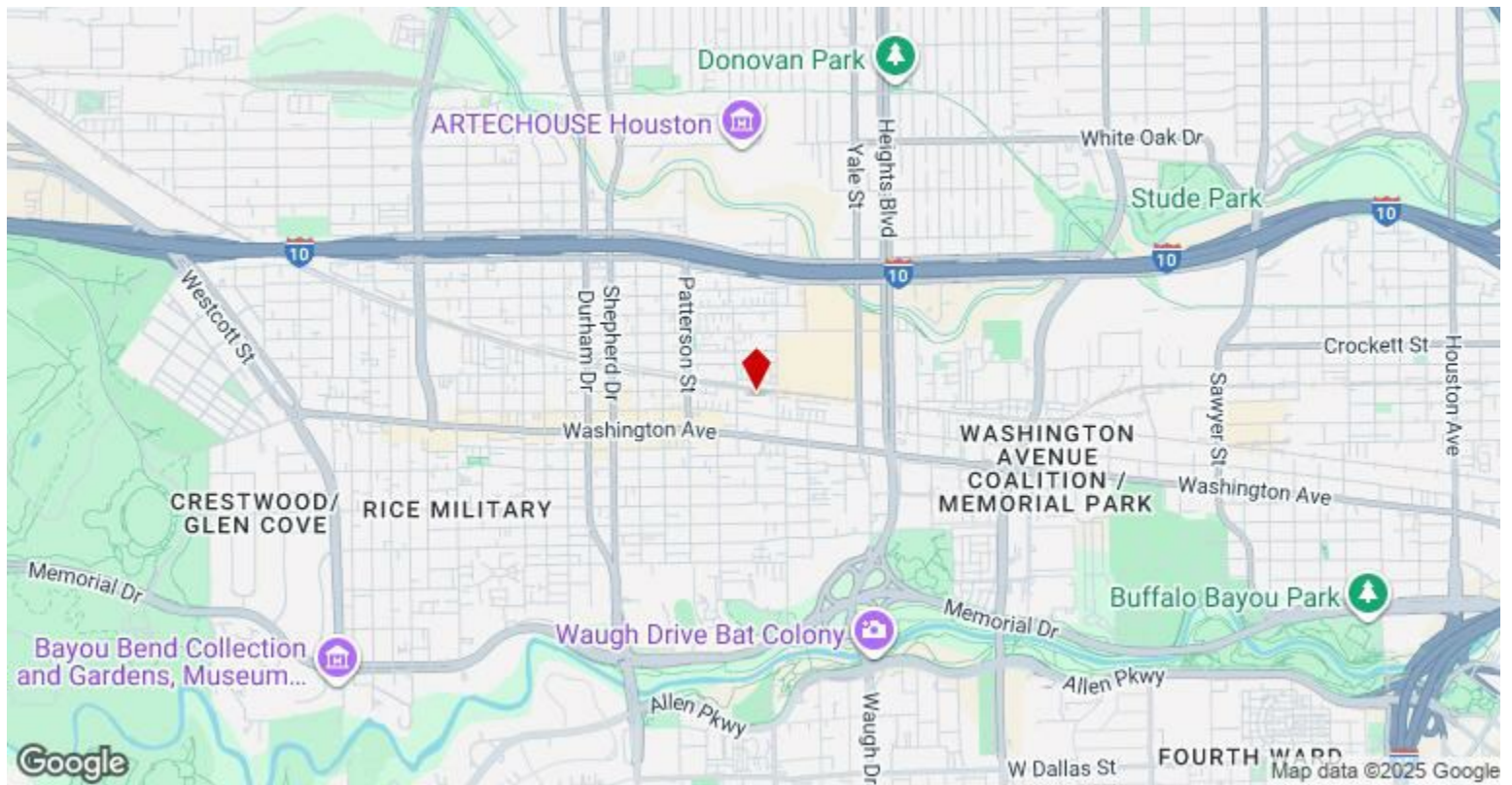
<https://www.loopnet.com/Listing/4119-Allen-St-Houston-TX/38241933/>



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

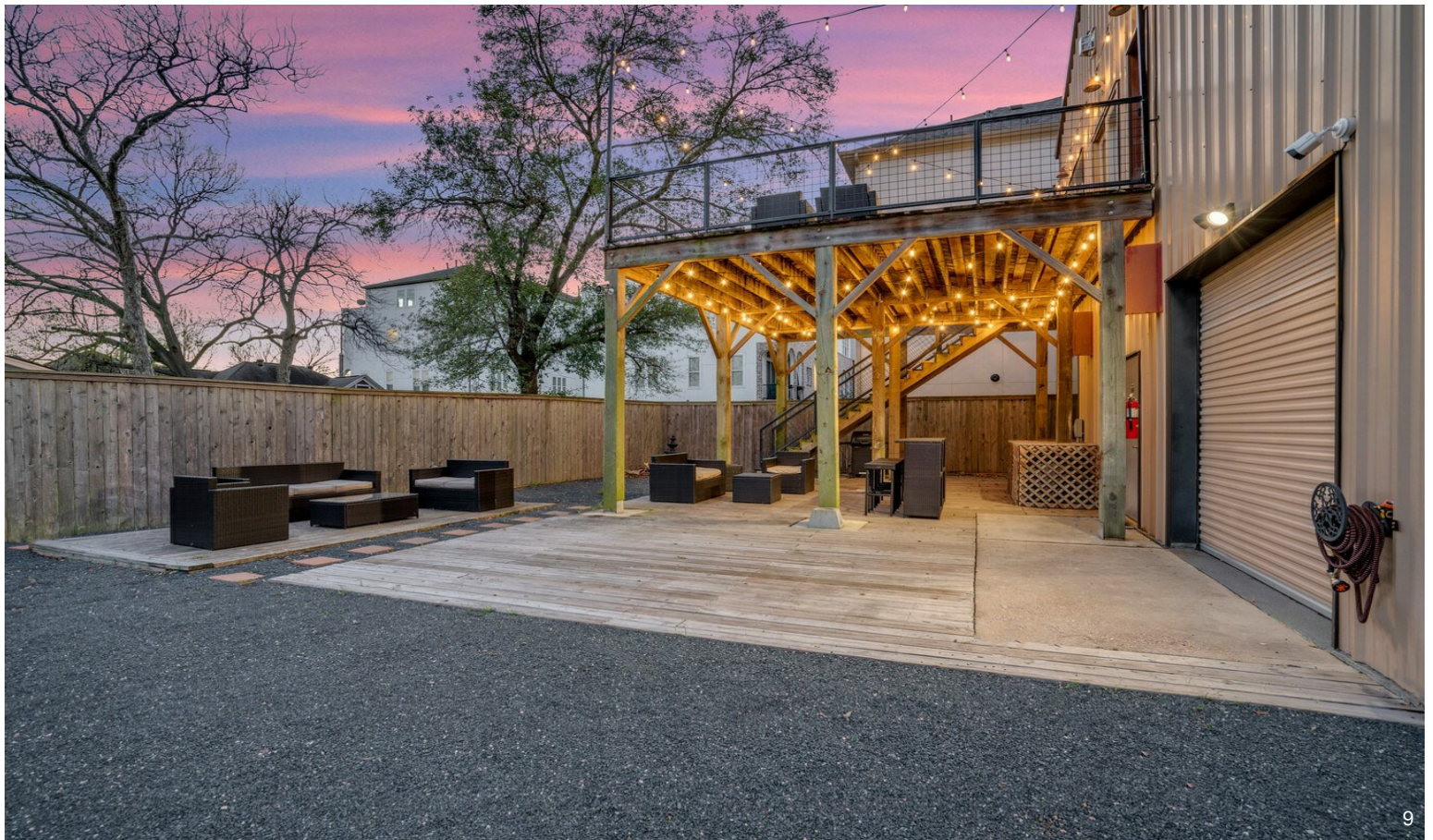
Property Photos



Property Photos



Property Photos



Property Photos



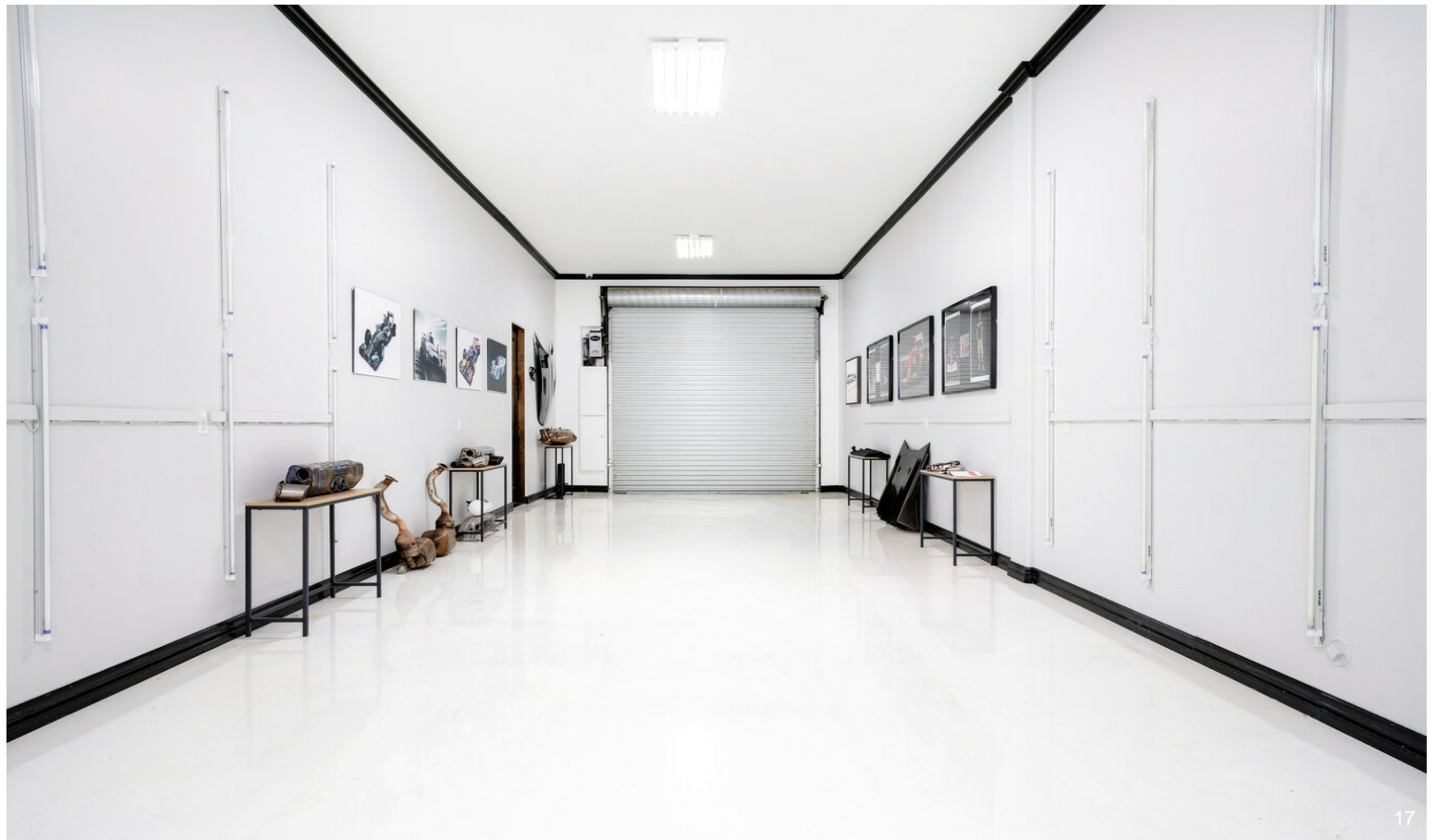
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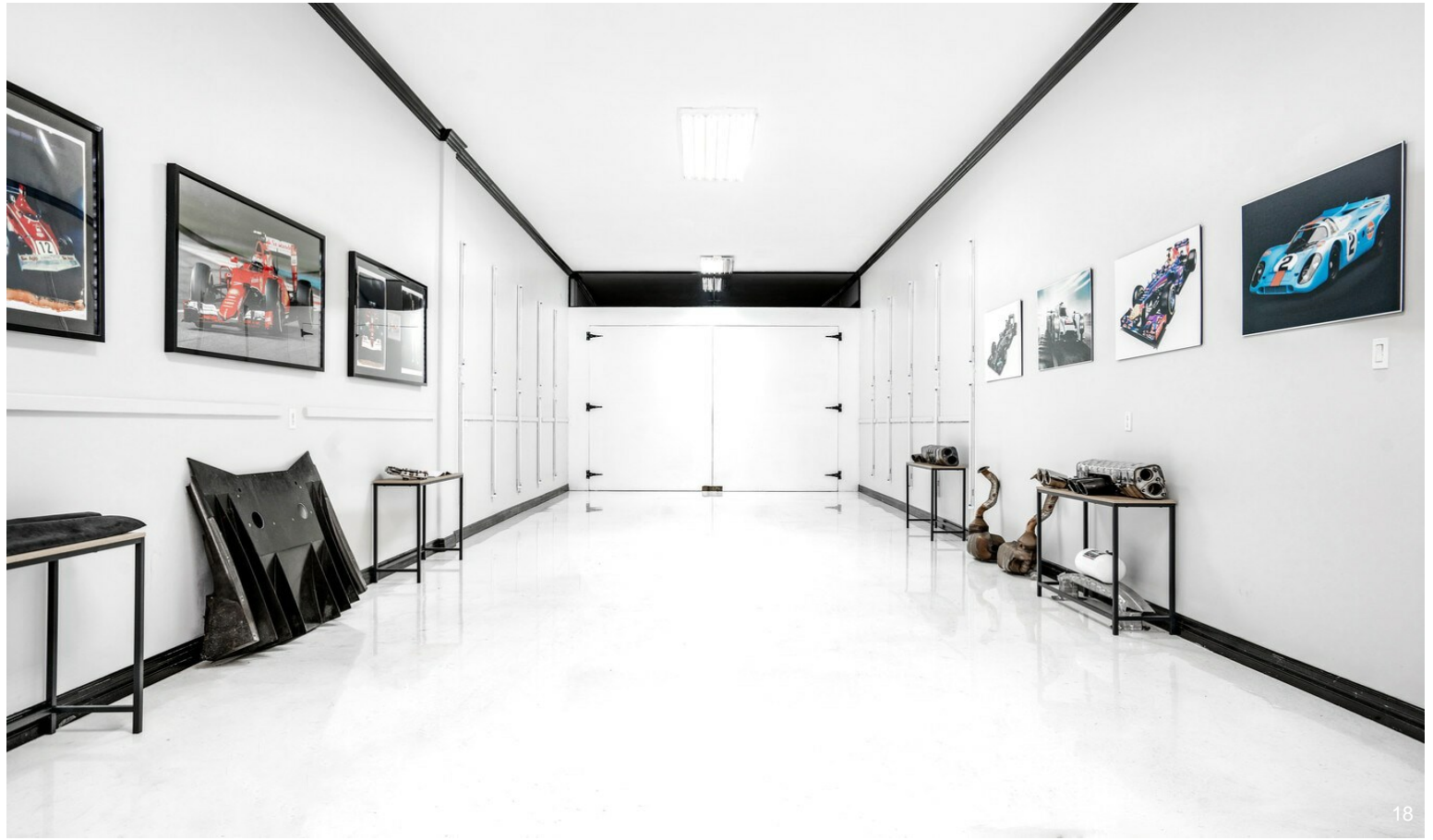
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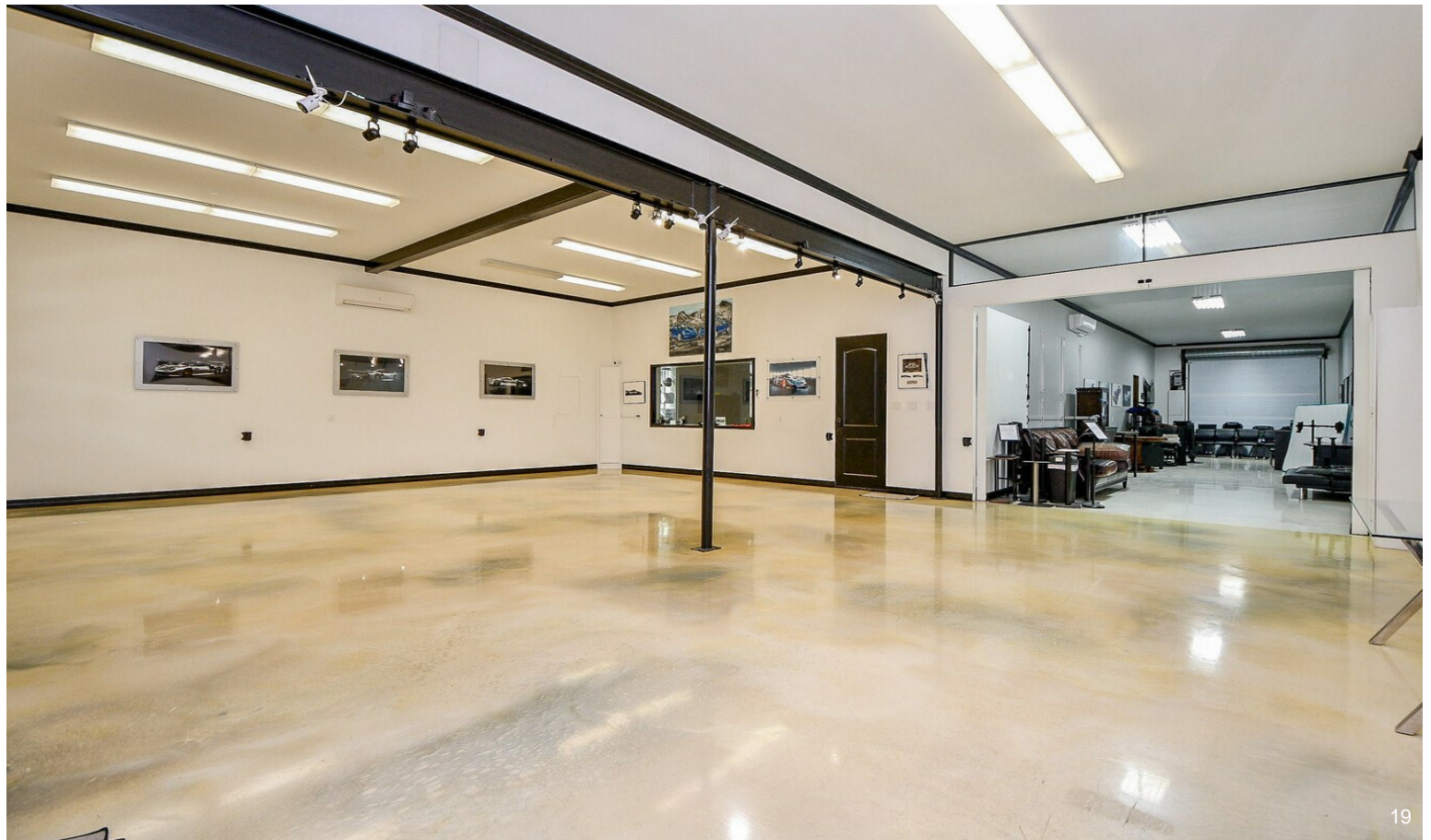
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Property Photos



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Property Photos



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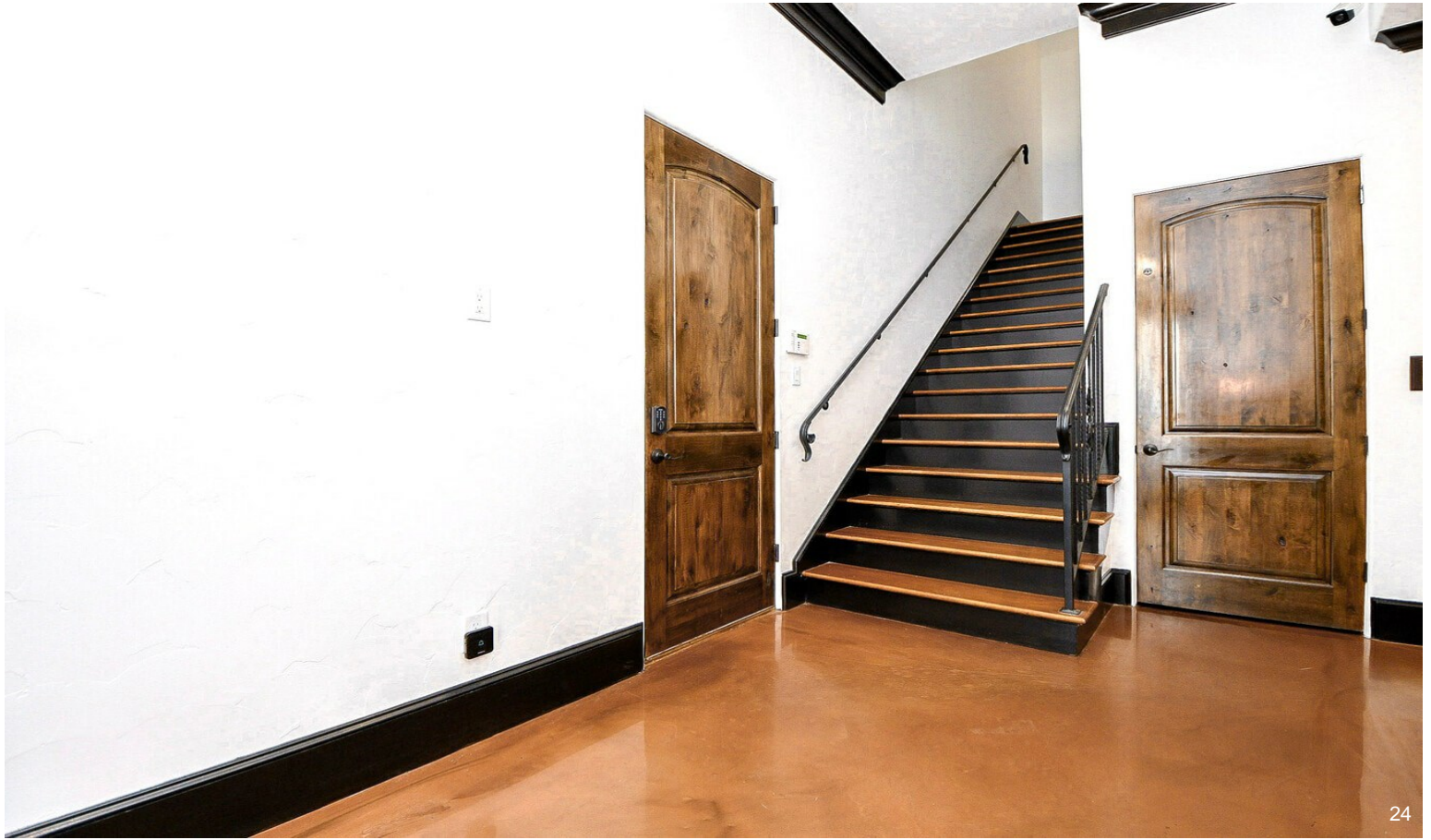


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Property Photos



Property Photos



Property Photos



Property Photos



Property Photos



Property Photos



Property Photos



34



35

Property Photos



A modern living room with light gray walls, white crown molding, and a white ceiling fan with four lights. The room features a large black leather sectional sofa on the left, a black leather office chair on the right, and a glass coffee table in the center. A large flat-screen TV is mounted on the right wall, with a soundbar below it. A wooden door is visible in the background, and a poster of Bobby Deerfield is on the left wall. The floor is made of light-colored wood.



Property Photos



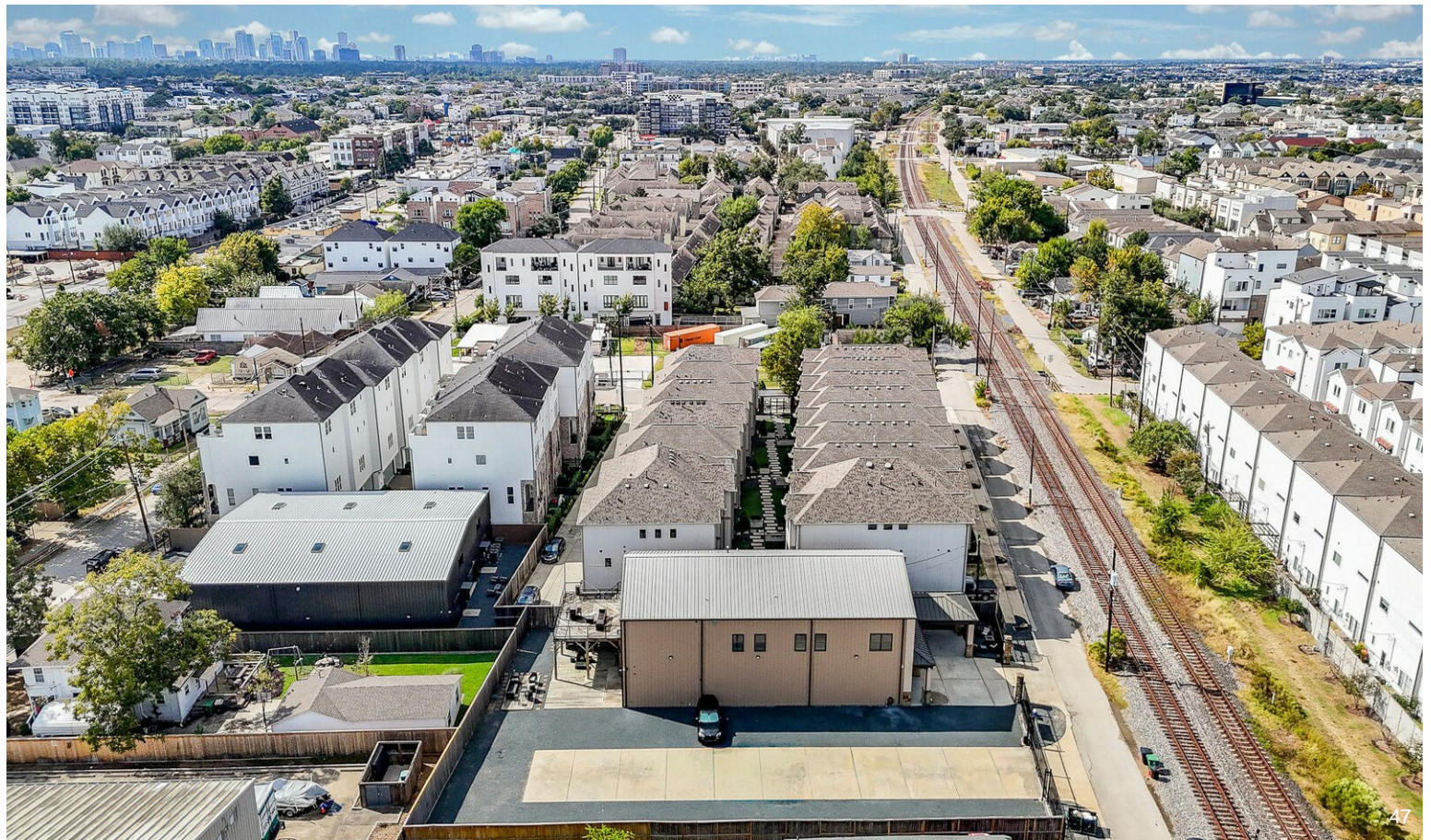
Property Photos



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Property Photos

