



## Invest in Your Business Future with Our Small

8631 Martin Luther King Jr Blvd, Houston, TX 77033



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\$350,000

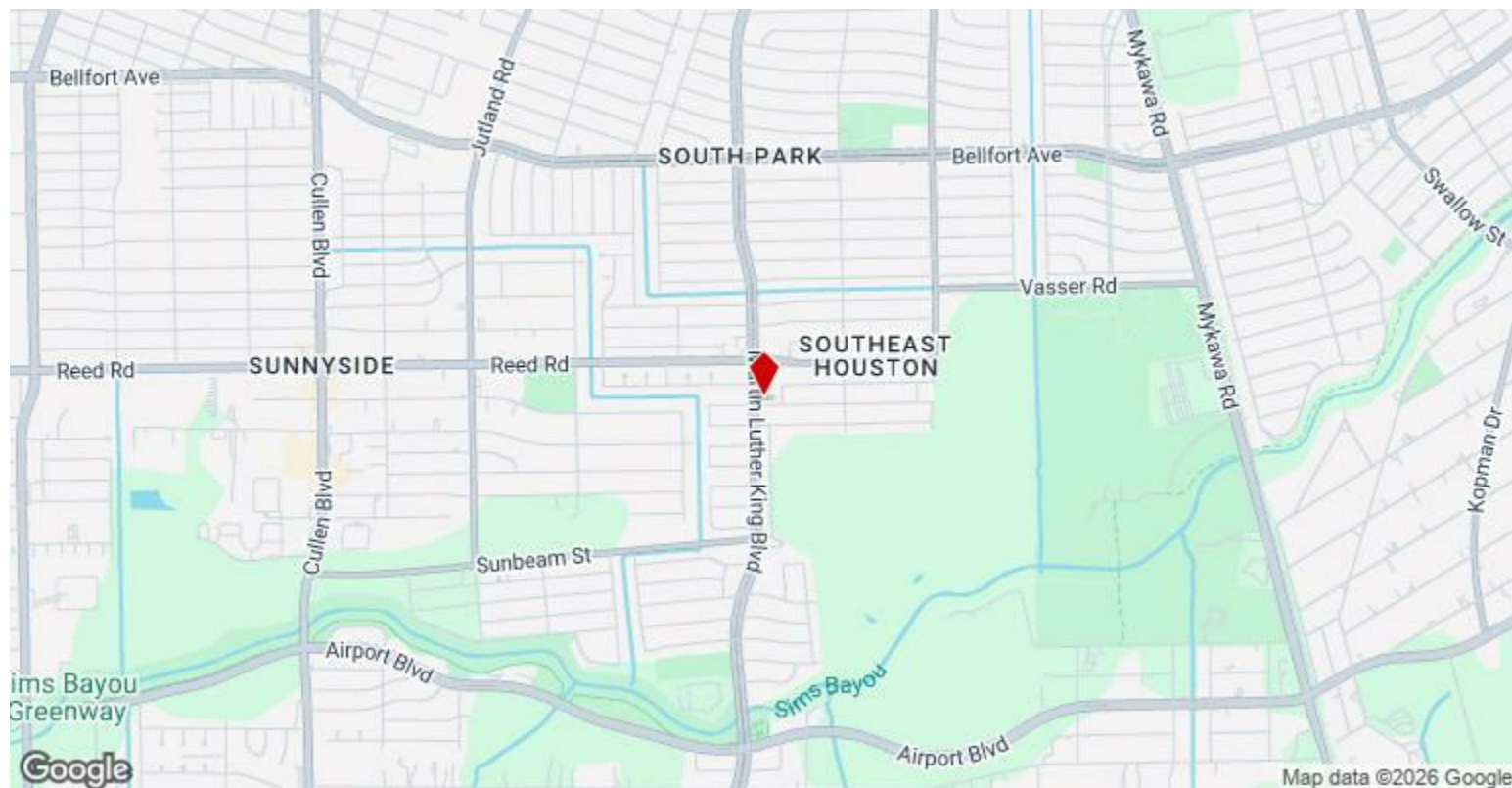
This property is listed below its appraised value, making it an exceptional investment opportunity you won't want to miss.

We present to you an outstanding investment prospect: a strategically located building that promises both immediate returns and long-term appreciation. This is your chance to step into a lucrative venture in the Southeast Houston, where possibilities abound. There are upside potentials: Capitalize on the neighborhood's upward trajectory with planned developments and infrastructure projects set to enhance property values; Take advantage of the building's potential for future expansion or improvement, adding significant value to your investment....

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- Good entries to Houston central, 610 and i45.
- More room for improvement or development project.



|                      |                        |
|----------------------|------------------------|
| Price:               | \$350,000              |
| Property Type:       | Retail                 |
| Property Subtype:    | Freestanding           |
| Building Class:      | C                      |
| Sale Type:           | Investment             |
| Cap Rate:            | 7.00%                  |
| Lot Size:            | 0.38 AC                |
| Gross Building Area: | 2,912 SF               |
| No. Stories:         | 1                      |
| Year Built:          | 1959                   |
| Parking Ratio:       | 0/1,000 SF             |
| APN / Parcel ID:     | 0470560000009          |
| Walk Score ®:        | 56 (Somewhat Walkable) |
| Transit Score ®:     | 35 (Some Transit)      |



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## Property Photos



IMG\_2749