



Bldg B

4899 Highway 6 #107, Missouri City, TX 77459

Grace Wang

Top USA Investment LLC

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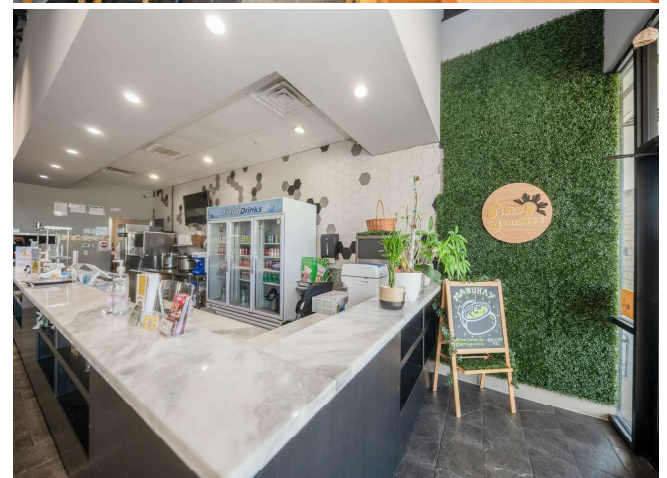


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\$750,000

Great investment opportunity in Tang Plaza! Well established restaurant business 2254 sft with long term lease. 3X5T Carrier AC, Freezer 10X10, Cooler 10X10, 1000 Gal Grease Trap. Well decorated with Italian stone flooring and area wall. Great Shopping location on Highway 6 with lots of traffic!...

- Well Established restaurant with google review 4.3, long term lease!
- Great Investment deal, One of the best restaurant in Tang Plaza!
- Easy Access to Highway 6 and lots of traffic
- Three 5T Carrier AC unit, ready for back up
- Well Equipped! 1000 Gal Grease Trap, great capacity fit for any type of restaurant, 10X10 Freezer, 10X10 Cooler
- Well decorated with Italian stone flooring and area wall.



Price:	\$750,000
Property Type:	Retail
Property Subtype:	Storefront
Building Class:	A
Sale Type:	Investment
Lot Size:	17.00 AC
Gross Leasable Area:	36,314 SF
No. Stories:	1
Year Built:	2019
Tenancy:	Multiple
Parking Ratio:	1.77/1,000 SF
Zoning Description:	None
APN / Parcel ID:	0089-00-000-2069-907
Walk Score ®:	71 (Very Walkable)

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Pinoy Gourmet	2,254	July 2028



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