



Building 5

1526 Katy Gap Rd, Katy, TX 77494



Tammy Kirk

The Jamie McMartin Group
24285 Katy Fwy, Suite 300, Katy, TX 77494
tammy@thejamiemcmartingroup.com
(713) 724-7800

Building 5

\$410,000

Commercial condo for sale in a prime location in Katy, Tx.

1,237 sq ft., 3 private offices, conference room, kitchenette and storage room.

Also for lease for \$3,000/month which includes the association condo dues....

Great investment opportunity or owner-user....

- Close to Grand Parkway-Hwy 99
- Lots of natural light
- 3 Private offices
- Large Conference Room
- Central Air Conditioning and Heating
- After hours HVAC available



Price: \$410,000

Unit Size: 1,237 SF

No. Units: 1

Total Building Size: 4,900 SF

Property Type: Office

Property Subtype: Medical

Sale Type: Investment or Owner User

Building Class: B

Floors: 1

Typical Floor Size: 1,237 SF

Year Built: 2018

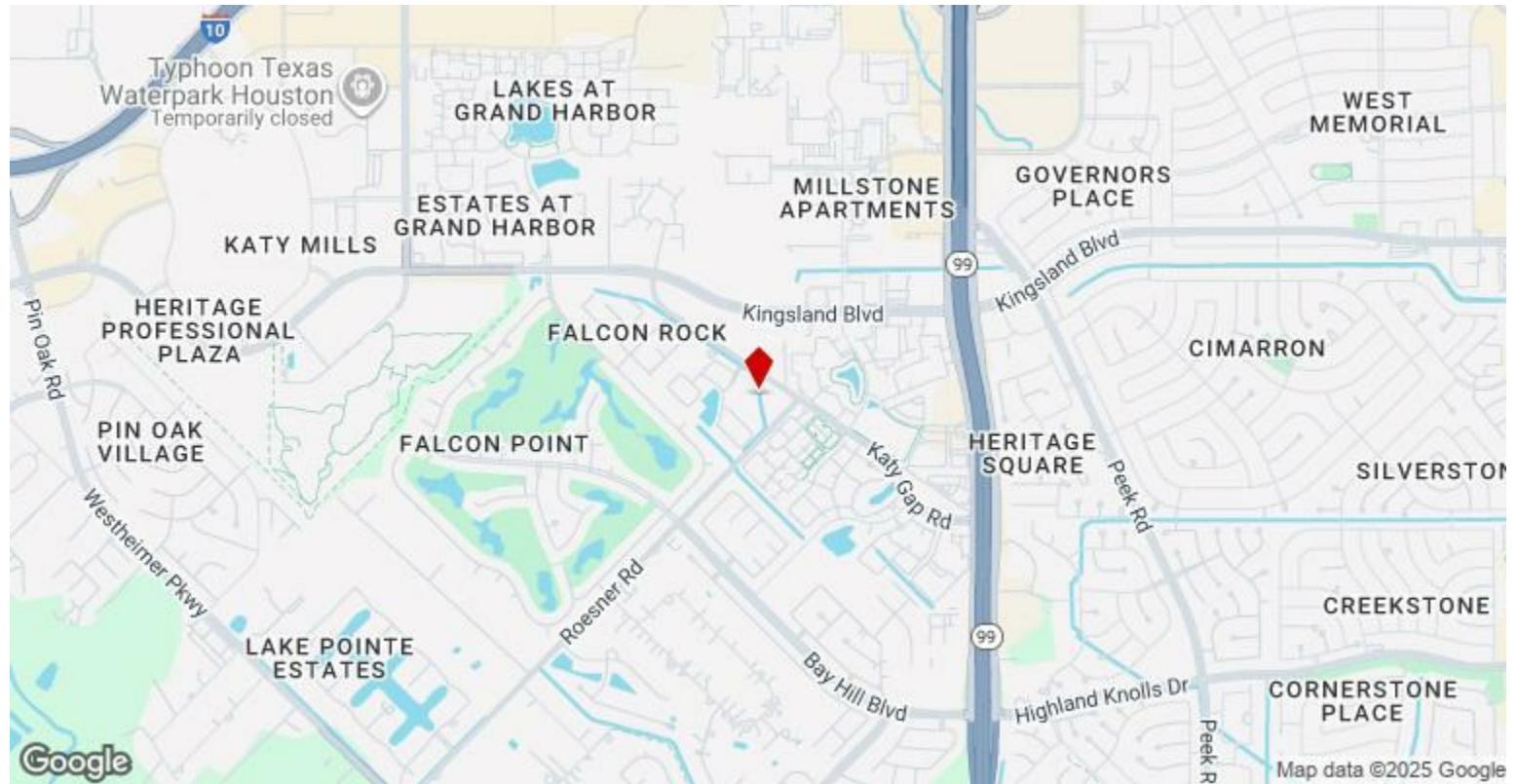
Lot Size: 1.10 AC

Parking Ratio: 3.23/1,000 SF

Walk Score ®: 24 (Car-Dependent)

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Maternal Child Network	-	June 2027
Nailedbyjez PLLC	-	June 2028



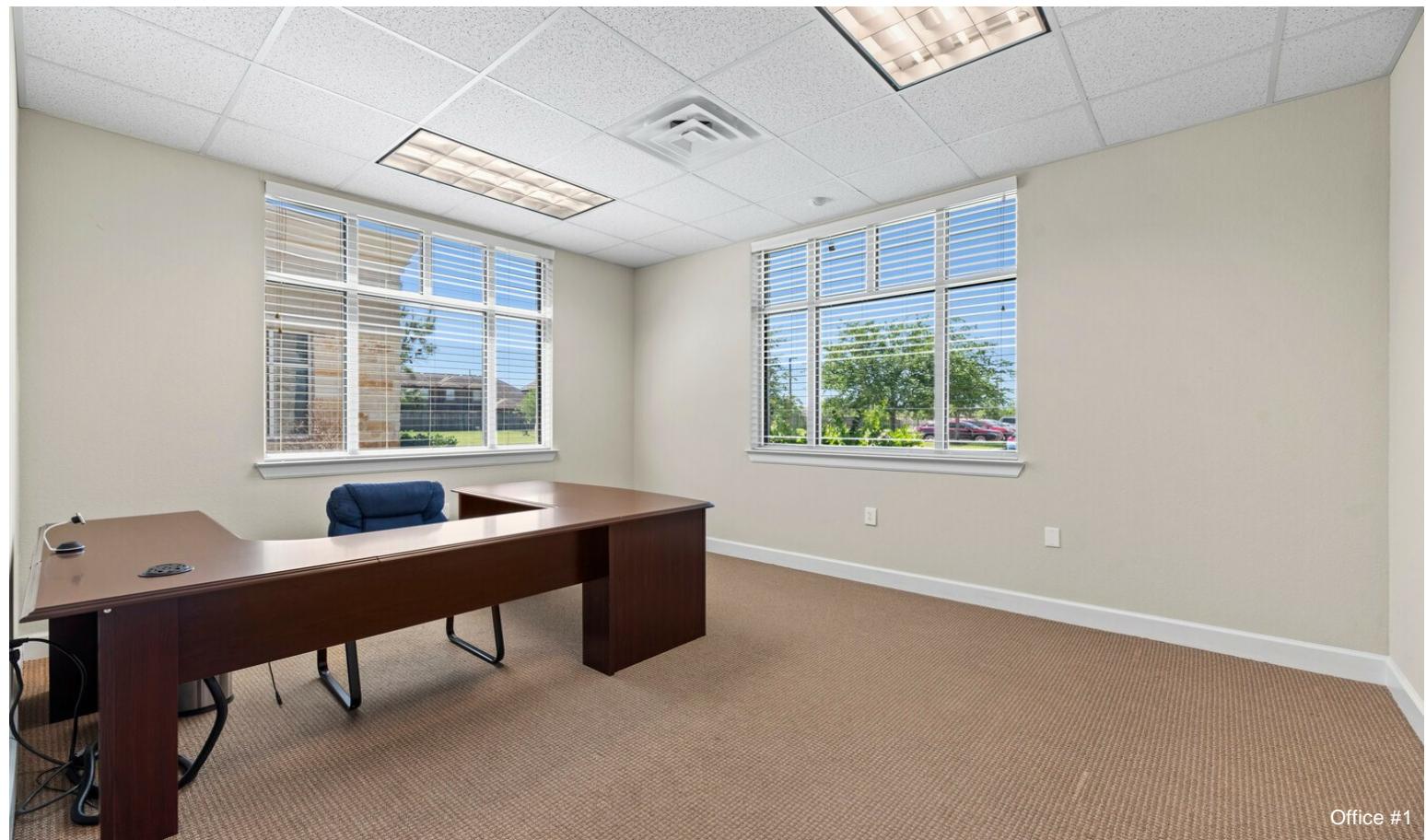
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Property Photos



Conference room



Office #1

Property Photos



Property Photos



Office #3



Lobby