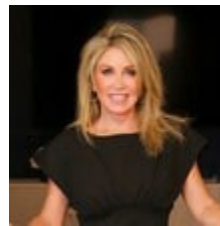




Building 5

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....

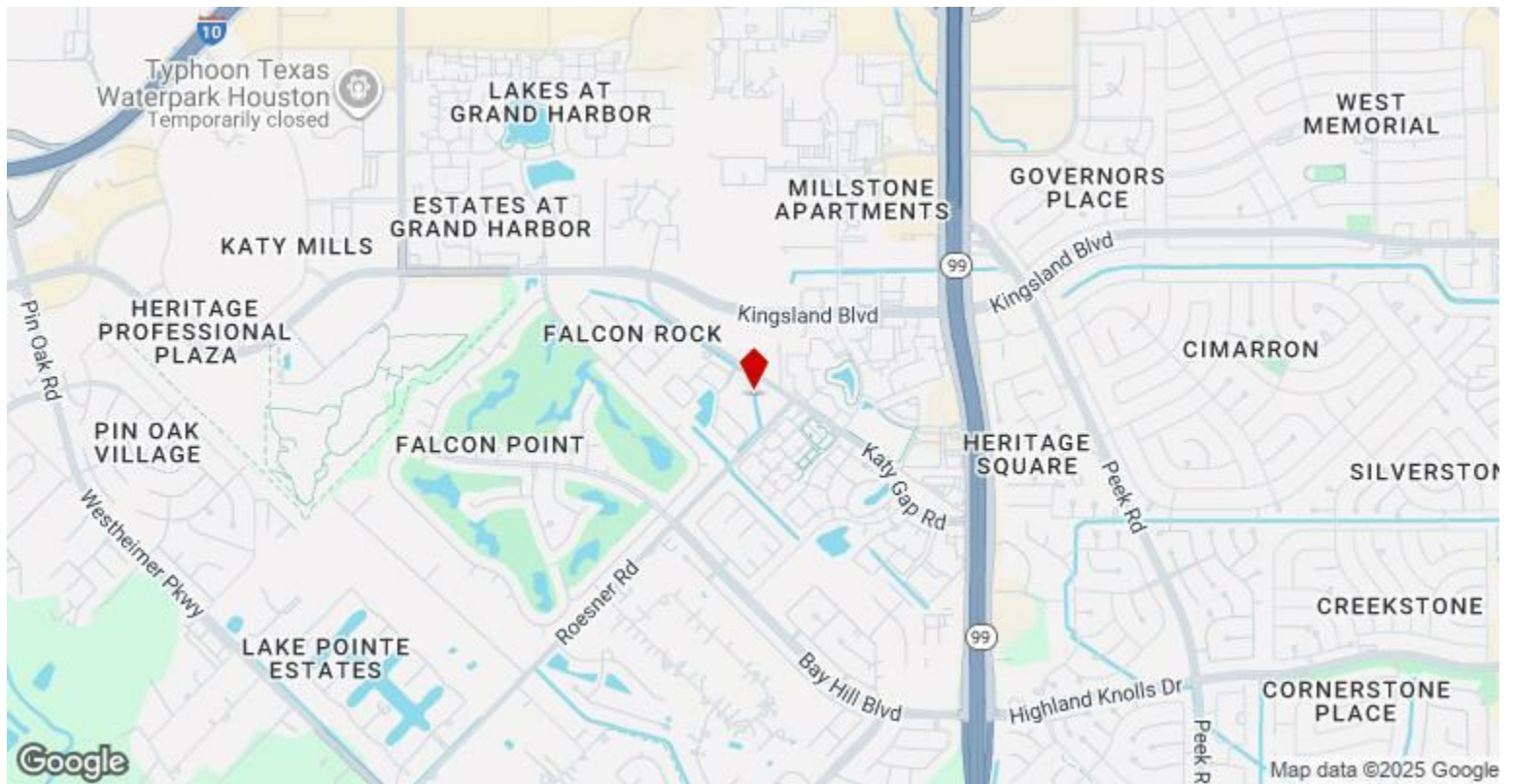
- Close to Grand Parkway-Hwy 99
- Lots of natural light
- 3 Private offices
- Large Conference Room
- Central Air Conditioning and Heating
- After hours HVAC available



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

