

FOR SALE



Jane Nguyen, Broker 281-933-6999
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Houston Texas 77072
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OVERVIEW:

- Houston was identified as the top U.S city job creation as a large and growing international community. With many nicknames “ Bayou City”, “ Space City”, and “ H – Town City”, Houston is the most diverse metropolitan community.
- Located at a corner lot of Martin Luther King Blvd and Dieppe St.
- Less than 3 miles to the University of Houston. Less than 6 miles to Texas Medical Center, Rice University, Houston Museum, and Houston Zoo.
- A partial of the roof had been done in 2020.
- Opportunity to acquire a small retail building with 100% occupancy.
- Two Tenants have long term history lease.



INVESTMENT SUMMARY:

Address 6678 Martin Luther King Blvd,
Houston TX 77033

Size (GLA) ± 3,218 Sq Ft

Land Area ± 7,770 Sq Ft

Year built 1940

Parcel 0751900140018

PRICING: \$299,000

Offer: Seller Financing

Two Tenant Auto Repair, and Liquor Store, month by month lease

Gross Income \$ 26,400

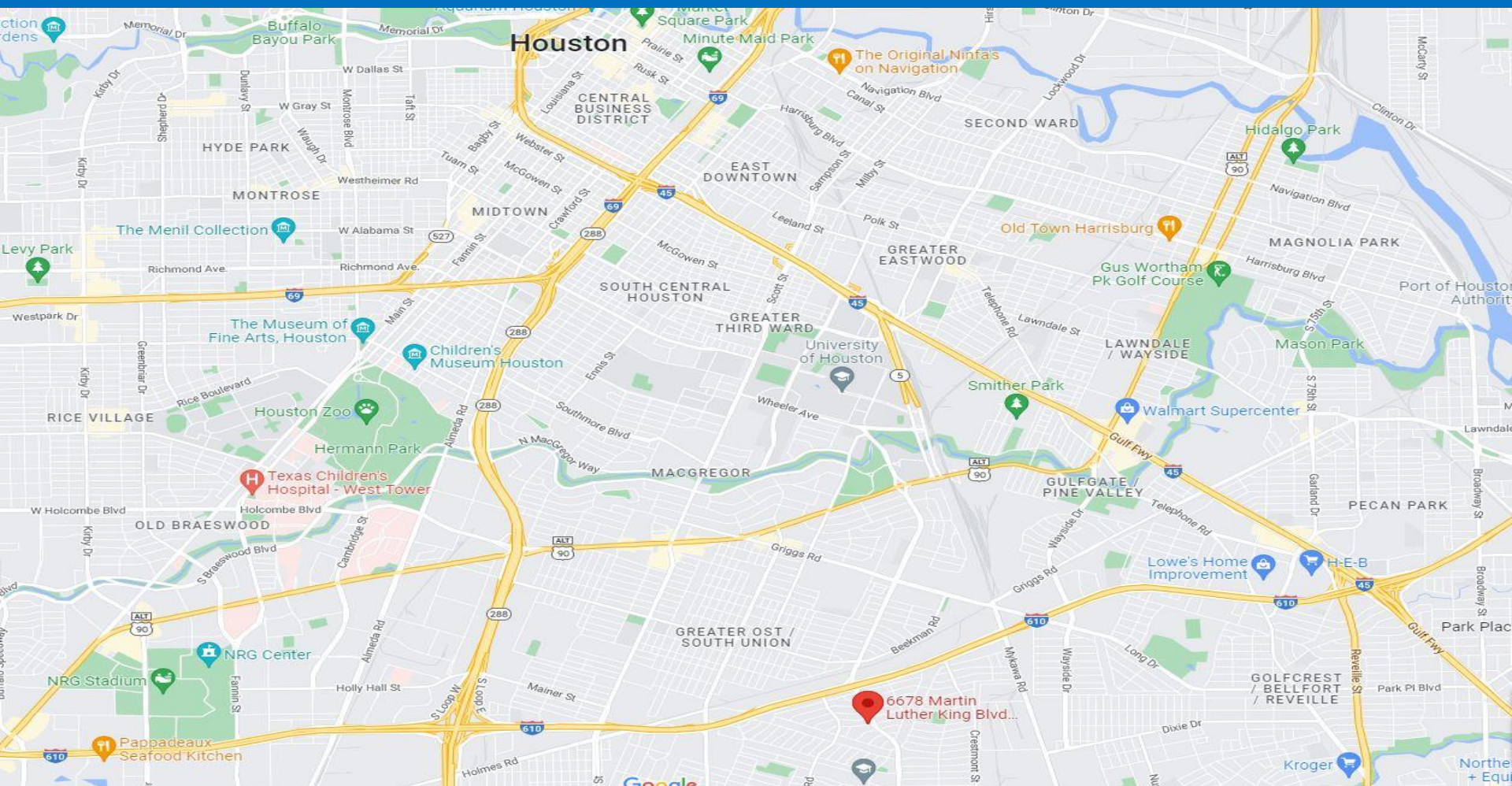
Tax and insurance estimates to ~\$ 4,965/ annually.

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From Downtown Houston, Take State Hwy 288 S and I-610 E to S Loop E. Take exit 36A from I-610 E. Continue on on S Loop E. Drive to Martin Luther King Blvd. Turn right onto MLK Blvd Destination will be on the right.



Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

ALPHA REALTORS	9000046	jane.nguyen@alpharealtors.net	(281)933-6999
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
JANE NGUYEN	0383545	jane.nguyen@alpharealtors.net	(281)933-6999
Designated Broker of Firm	License No.	Email	Phone
JANE NGUYEN	383545	jane.nguyen@alpharealtors.net	(281)933-6999
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Kimchi Nguyen	728972	kc.nguyen@alpharealtors.net	(281)933-6999
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission
TXR-2501

Information available at www.trec.texas.gov
IABS 1-0 Date

**We are seeking a serious and financially qualified buyer Proof
of funds that will be requested**

**Jane Nga Dung Nguyen
KC Nguyen**

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***DO RESPECT manager and staff. Only visit as
a normal customer.***

***DO NOT DISTURB! DO NOT MAKE INQUIRIES
OF THE SALES OF BUSINESS!***

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