



4820 Pean St., Galveston, TX 77554

**\$1,350,000**

**4820 Pean Street Galveston Warehouse Business**

Warehouse/Storage Business Galveston



Mark Coyle  
TX 711361  
713.927.1890

Listing Added: Today  
Listing Updated: Today



## Details

Asking Price	\$1,350,000	Property Type	Business for Sale, Industrial, Mixed Use, Self Storage
Subtype	Business and Building, Warehouse	Investment Type	Owner/User
Investment Sub Type	Lease	Class	B
Lease Type	Net	Brand/Tenant	Single Owner
Square Footage	18,130	Net Rentable (SqFt)	18,130
Price/SqFt	\$74.46	Cap Rate	4.81%
Occupancy	100%	Occupancy Date	08/13/2025
NOI	\$65,000	Units	48
Year Built	1997	Buildings	4
Stories	1	Permitted Zoning	Commercial
Lot Size (acres)	1.2	Parking (spaces)	48
APN	7206-0000-0289-009	Ownership	Owner
Ceiling Height	16-20		

## Marketing Description

Business Opportunity to purchase an existing warehouse/storage facility located on approximately 1.2 Acres and with over 18,130 + sq/ft of office and lease space. It has and has had 100% occupancy with a waiting list of future tenants. There are 4 separate buildings and 48 units total with currently 25 tenants which have multiple shared units. This is unique layout which allows a tenant to expand into multiple units based on their needs. There is an on-site office which is approximately 800 sq/ft. There is utility connection for water, sewer & electricity. Great access off Hwy 3005. Contact the listing agent for details.

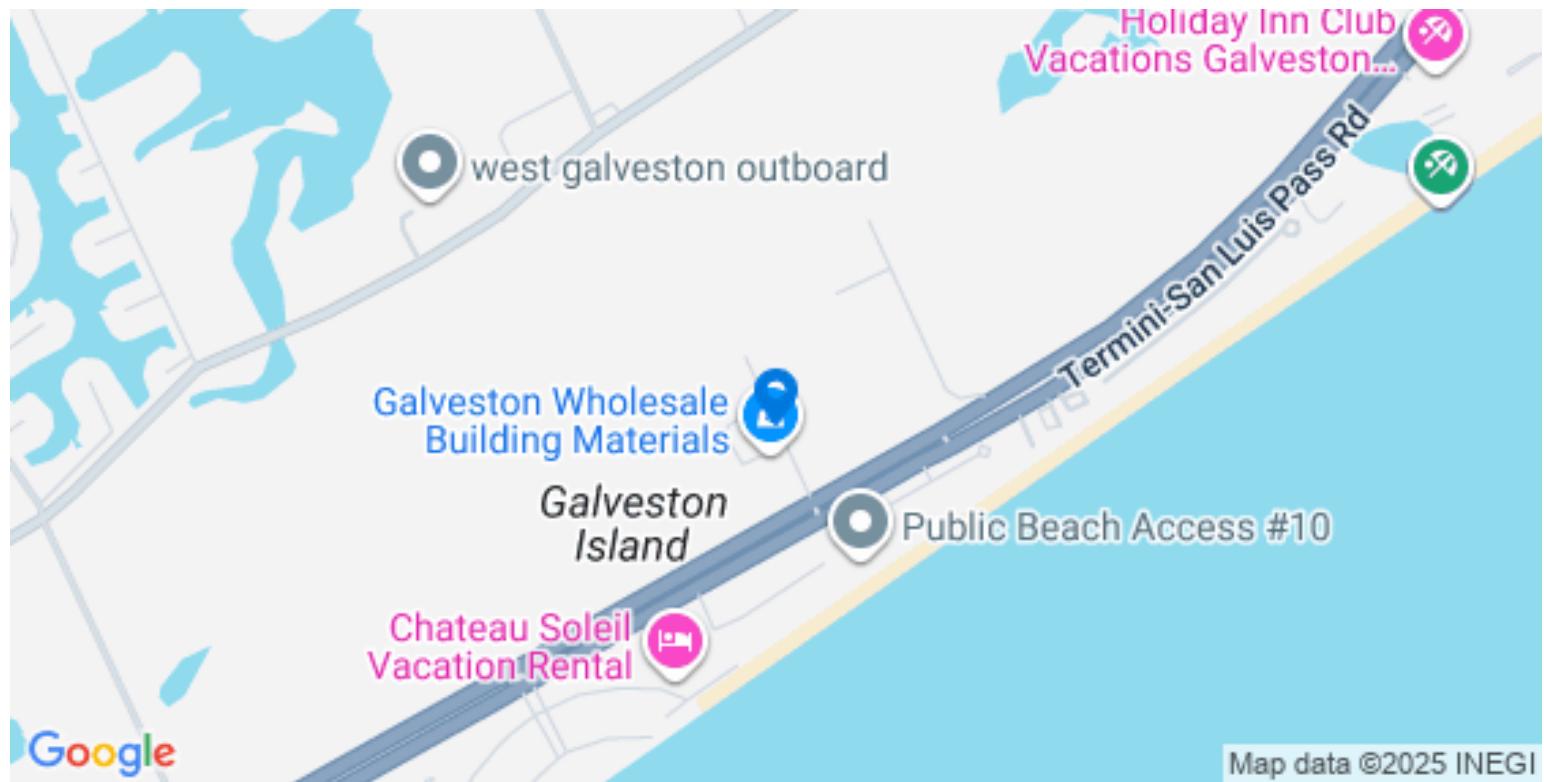
Owner does not have a survey and will consider owner financing. Buyers & agents verify property sizes and dimensions, use a local title company. Please do not contact or interfere with existing tenants. .

## Investment Highlights

Business Opportunity to purchase an existing warehouse/storage facility located on approximately 1.2 Acres and with over 18,130 + sq/ft of office and lease space. It has and has had 100% occupancy with a waiting list of future tenants. There are 4 separate buildings and 48 units total with currently 25 tenants which have multiple shared units. This is unique layout which allows a tenant to expand into multiple units based on their needs. There is an on-site office which is approximately 800 sq/ft. There is utility connection for water, sewer & electricity. Great access off Hwy 3005. Contact the listing agent for details.

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Location (1 Location)



Property Photos (3 photos)

