

## OFFICE FOR SALE

# 1640 W ALABAMA

1640 W Alabama St, Houston, TX 77006



### PROPERTY DESCRIPTION

Situated in the vibrant heart of Montrose and affiliated with the Mandell Place Association, this property holds an iconic status. Featuring two units suitable for commercial or residential leasing, it stands as a reliable source of income. Both units share identical footprints, with the upstairs unit offering a sought-after balcony view. Boasting convenient proximity to Downtown, the Medical Center, and the Museum District, this property is recognized for its prime location. The expansive lot, spanning 6,250 sqft (per HCAD), ensures ample parking space at both the front and rear, catering to the needs of residents or employees.

### PROPERTY HIGHLIGHTS

- Situated in the vibrant heart of Montrose
- Boasting convenient proximity to Downtown, the Medical Center, and the Museum District

### OFFERING SUMMARY

Sale Price:	\$925,000
Number of Units:	1
Lot Size:	6,210 SF
Building Size:	3,296 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,556	4,413	16,580
Total Population	2,738	7,838	29,619
Average HH Income	\$162,343	\$154,612	\$157,729

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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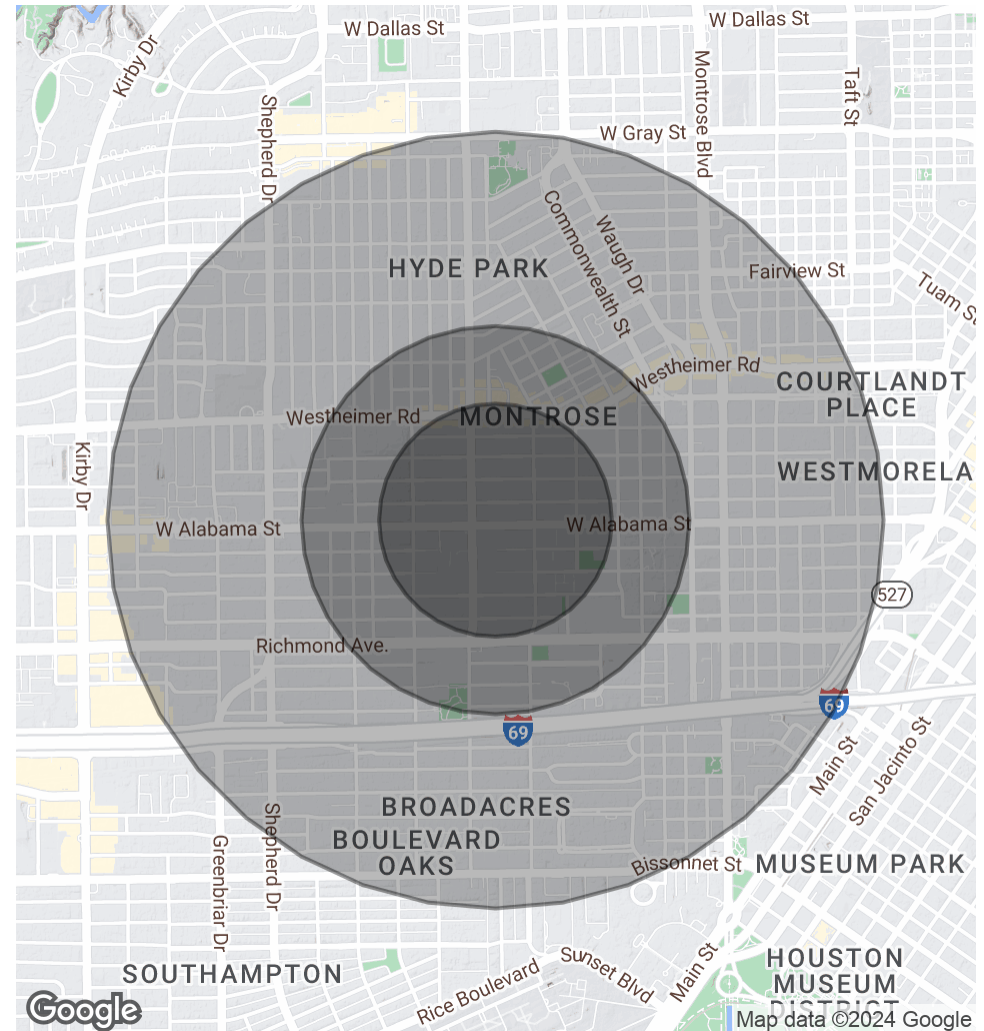
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	2,738	7,838	29,619
Average Age	40	40	41
Average Age (Male)	0	0	0
Average Age (Female)	0	0	0

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,556	4,413	16,580
# of Persons per HH	1.8	1.8	1.8
Average HH Income	\$162,343	\$154,612	\$157,729
Average House Value	\$967,305	\$910,676	\$926,082

Demographics data derived from AlphaMap



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