

# FOR SALE RETAIL/OFFICE DEVELOPMENT

## 2517 N. MAIN STREET, HOUSTON, TX 77009



### PROPERTY DETAILS:

**Address:** 2517 N. Main Street

**Land Total:** 15,500 SF (0.36 AC)

**Building Total:** 3,300 SF

**Type:** 2 Story Office Building  
(Fully Leased)

**Security:** Fully Fenced & Gated

**Frontage:** 110' on N. Main

**Price:** [Contact Broker for Pricing](#)

### PROPERTY FEATURES:

- Property is located outside the 100 – 500 year floodplain and did not flood during Hurricane Harvey in 2017.
- Located 0.18 miles from White Oak Music Hall.
- Located 1.21 miles from Downtown Houston.
- Close proximity to I- 45, I-10, N. 610 Loop & 59.
- Over 250 units of Multi-Family Development planned for 2021-2022.
- Good future development use for retail, townhomes or event parking space.
- Current tenant on site: Glamour House Studios: 1 year left on lease.
- NOI: \$36,000.00
- Please Do Not Disturb Tenant.



**BRANDON WUNTCH**

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2517 N. MAIN STREET, HOUSTON, TX 77009

BOUNDARY STREET

N. MAIN STREET



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