



1841 Richmond Ave

1841 Richmond Ave, Houston, TX 77098



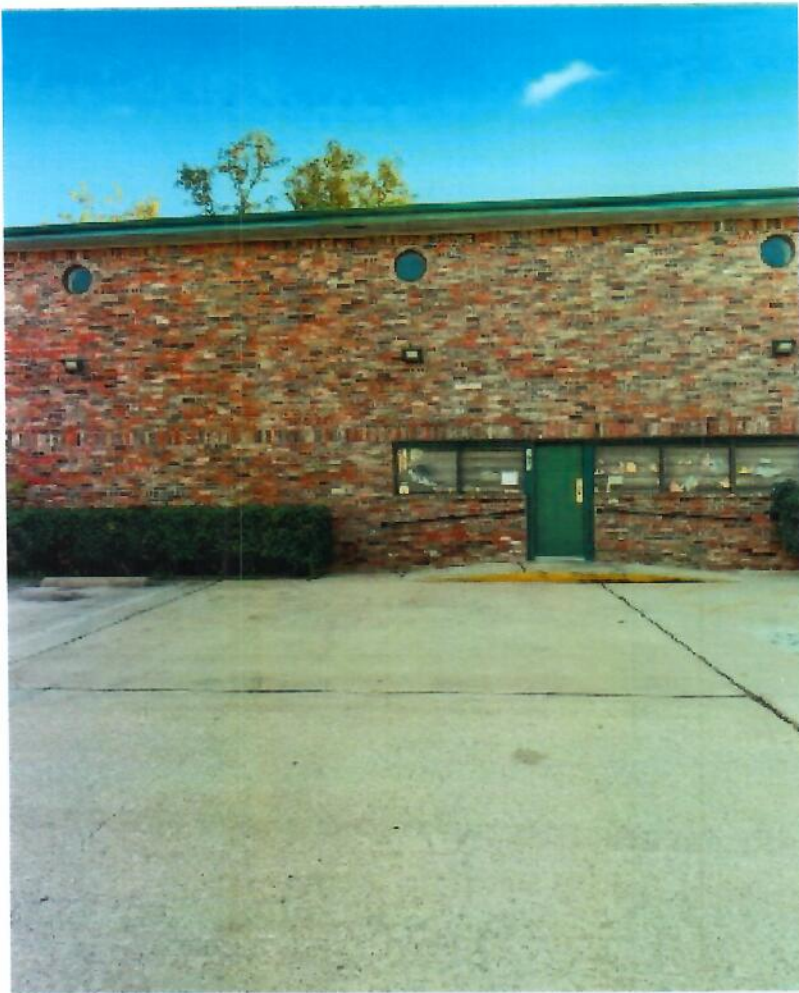
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1841 Richmond Ave

\$1,695,000

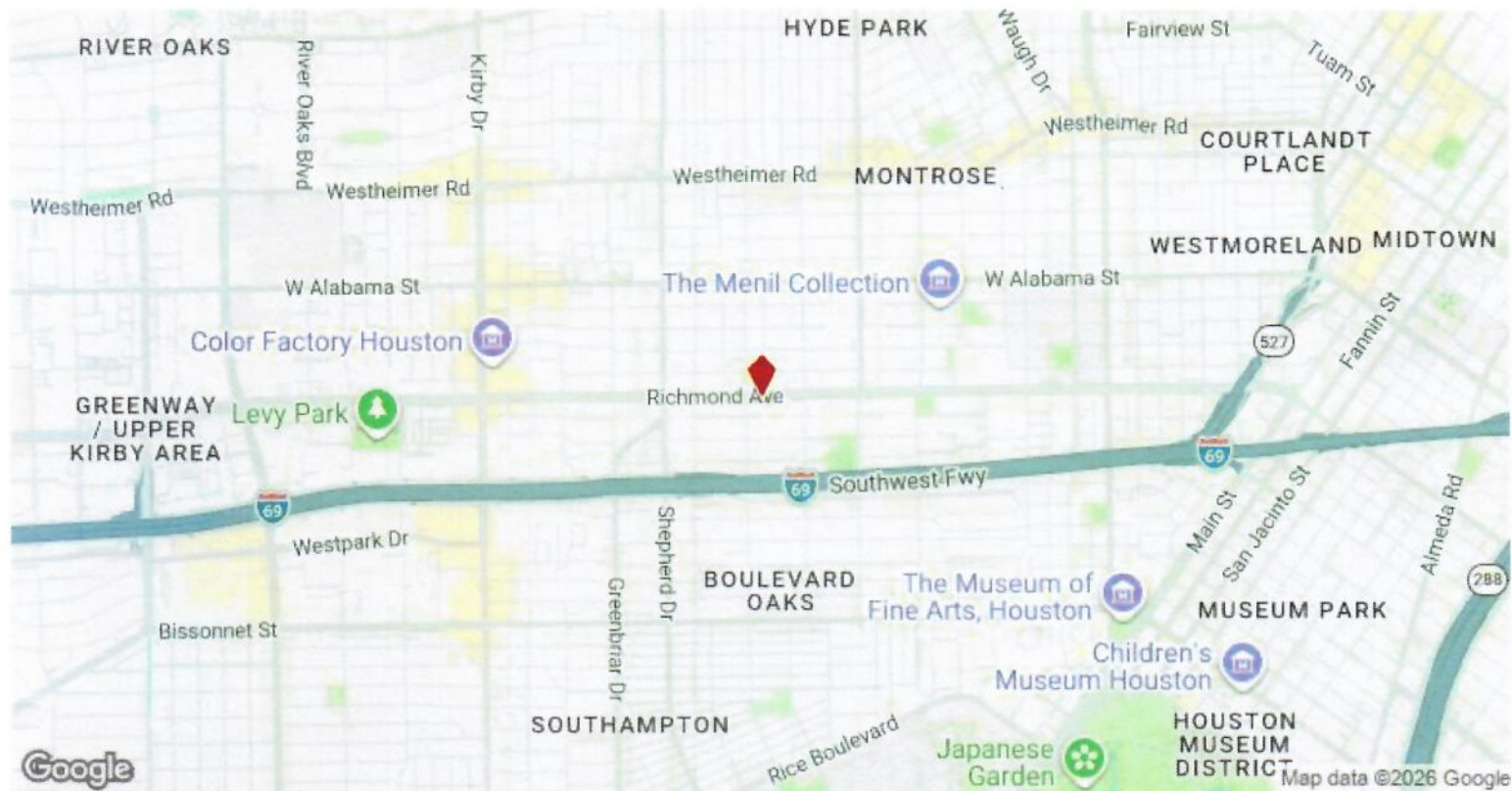
1841 Richmond Avenue presents a rare opportunity to acquire a freestanding retail building in one of Houston's most established and supply constrained commercial corridors. Situated in the heart of Montrose this property combines excellent visibility, 13 dedicated parking spots as well as extensive infrastructure including a 1000 gallon grease trap, commercial kitchen and walk in cooler and freezer while maintaining the flexibility to accommodate a wide variety of retail, medical and commercial uses. The surrounding area features a mix of residential density, office users, neighborhood retail, hospitality venues, and regional dining destinations, creating consistent activity throughout the day and evening. Accessibility to major thoroughfares including U.S. 59/I-69 and nearby connections to Downtown Houston and the Texas Medical Center further enhances the property's market reach. Whether purchased by an owner-investor targeting a high demand infill market, the property offers a combination of location, functionality, and long term value that is rarely available. For investors and owner-users, the property's location within a mature infill trade area offers the benefits of limited land availability, established consumer demand, and proximity to some of Houston's most recognized neighborhoods. The combination of a standalone building, visibility along Richmond Avenue, and placement within an active mixed-use environment supports a variety of potential commercial uses....

- Located within Houston's established Montrose district.
- Convenient access to Downtown Houston and major employment centers.
- Owner financing
- Positioned within Houston's Inner Loop commercial market.
- Premier Freestanding Retail Opportunity with dedicated parking
- For sale retail Houston Montrose

Price:	\$1,695,000
Property Type:	Retail
Property Subtype:	Restaurant
Building Class:	C
Sale Type:	Investment or Owner User
Cap Rate:	7.08%
Lot Size:	0.24 AC
Gross Building Area:	3,772 SF
Sale Conditions:	Sale Leaseback
No. Stories:	2
Year Built:	1998
Tenancy:	Single
Parking Ratio:	3.98/1,000 SF
Zoning Description:	N/A



TOTAL: 2971 sq. ft.
1st floor: 1692 sq. ft., 2nd floor: 1279 sq. ft.
EXCLUDED AREAS: GARAGE: 118 sq. ft. OPEN TO BELOW: 413 sq. ft. WALLS: 195 sq. ft.



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Property Photos



Property Photos



Parking Lot

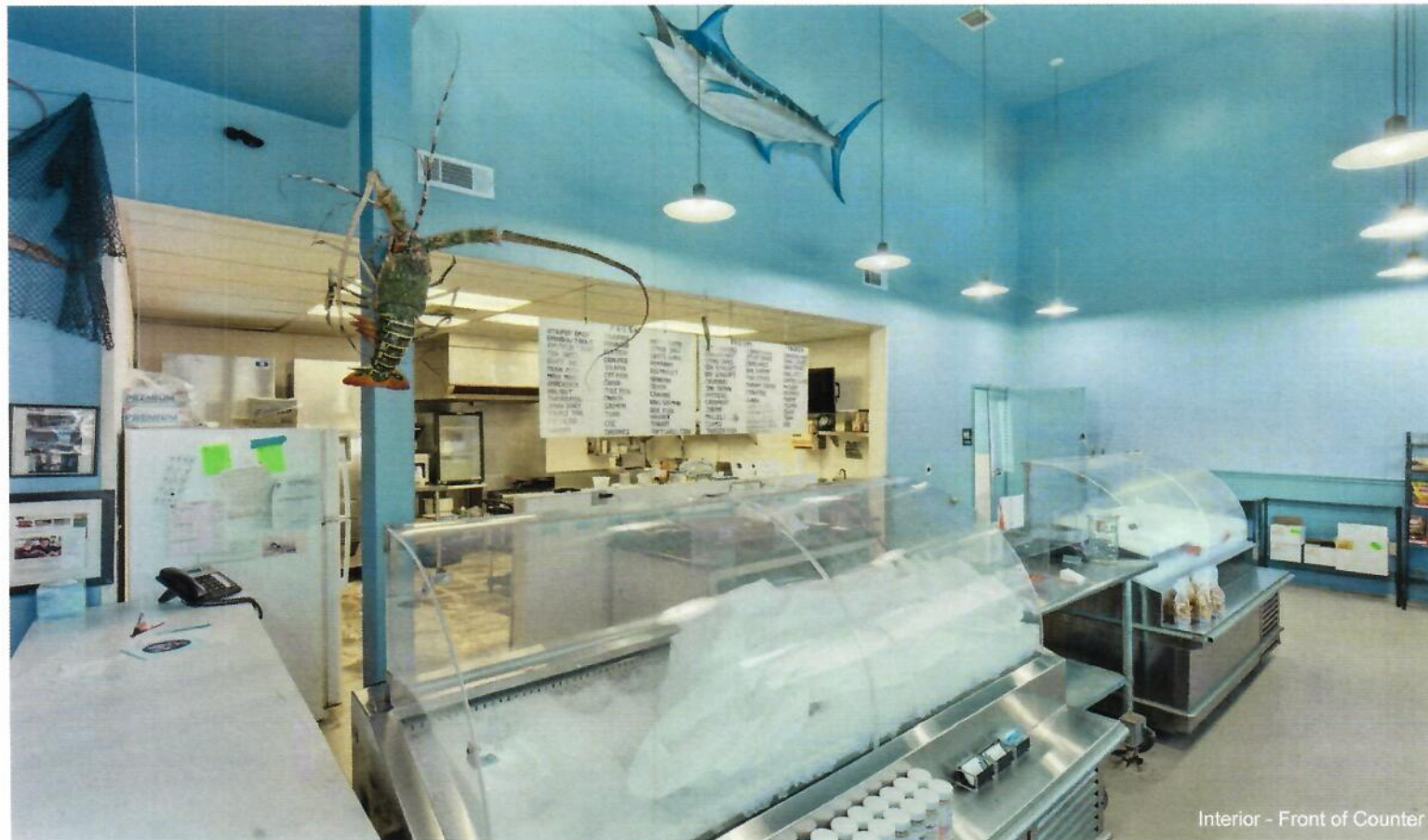


Front Door

Property Photos



Parking Lot - view from side

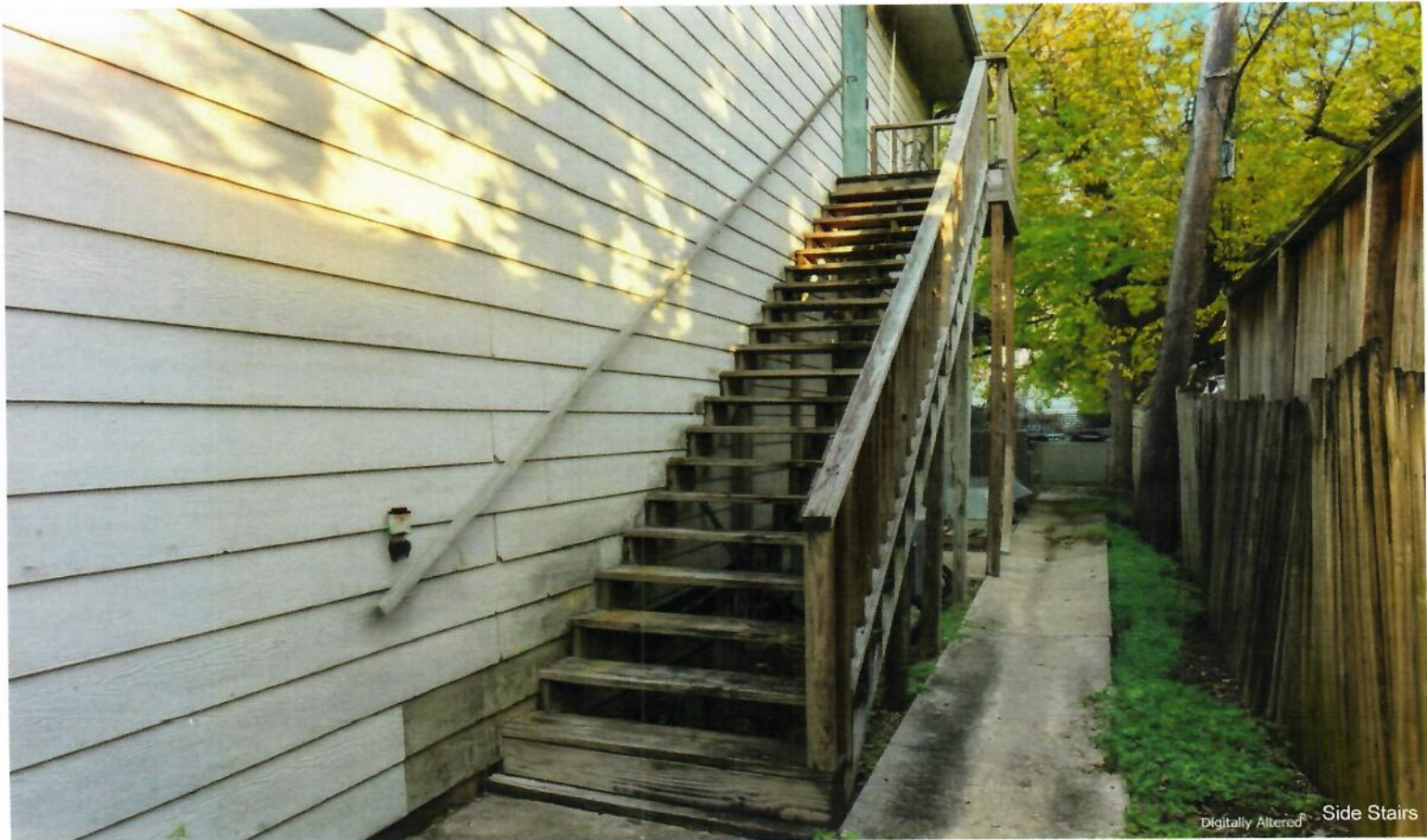
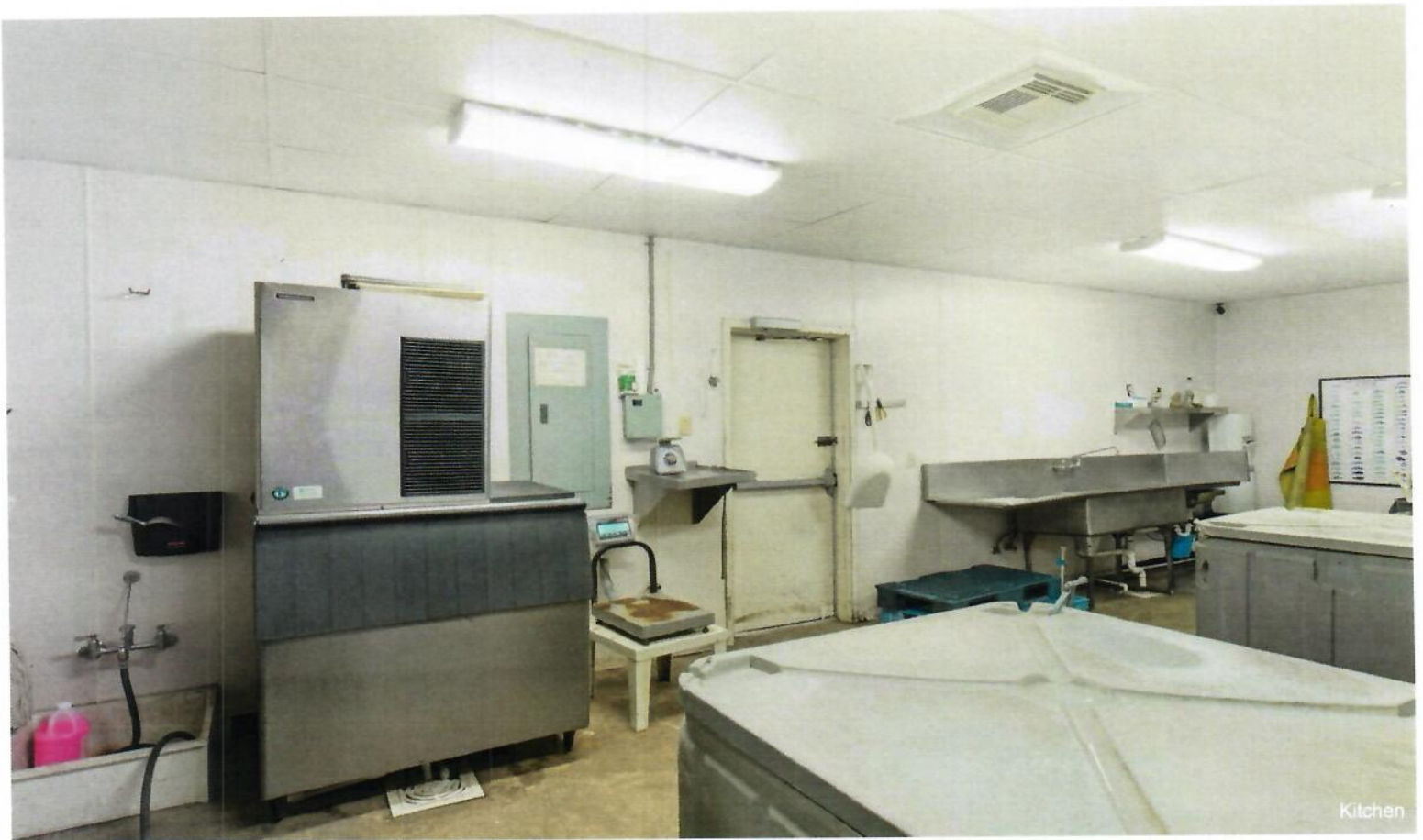


Interior - Front of Counter

Property Photos



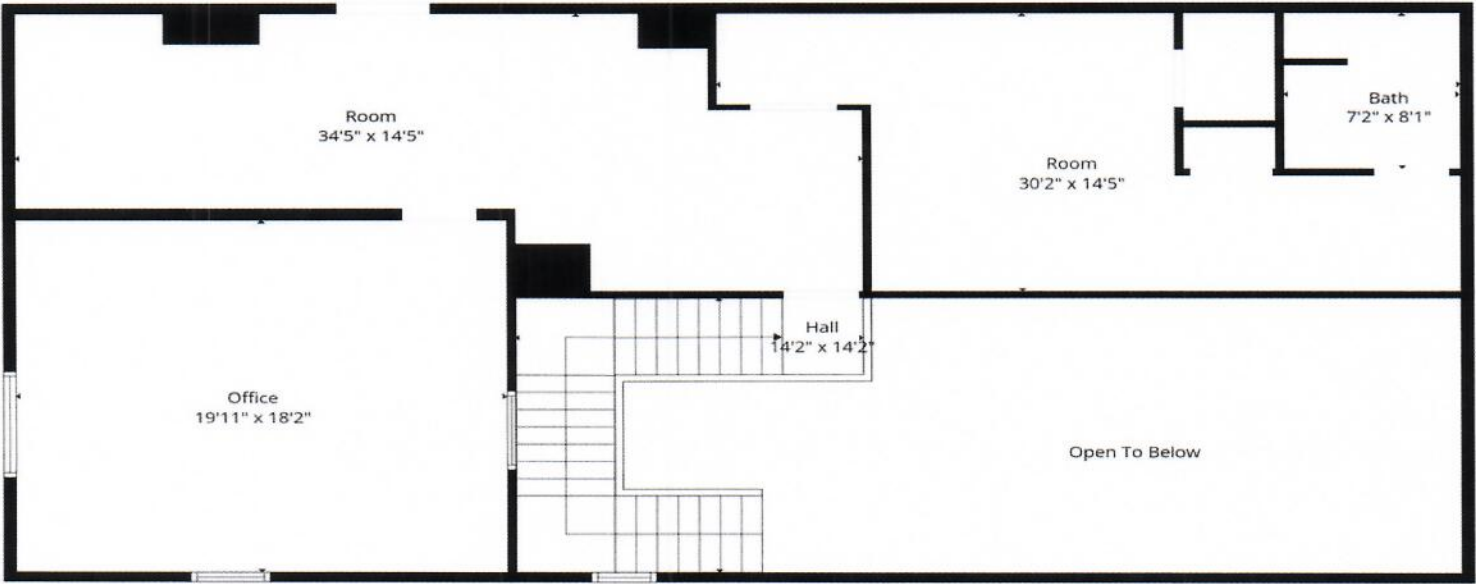
Property Photos



Property Photos



Property Photos



TOTAL: 2678 sq. ft
1st floor: 1399 sq. ft, 2nd floor: 1279 sq. ft
EXCLUDED AREAS: GARAGE: 118 sq. ft, OPEN TO BELOW: 413 sq. ft, WALLS: 194 sq. ft
Floor Plan Created By Cubicora App. Measurements Deemed Highly Reliable But Not Guaranteed.