



4820 Pean St., Galveston, TX 77554

**\$1,100,000**

4820 Pean Street Galveston Warehouse Business

Warehouse/Storage Business Galveston



Mark Coyle  
TX 711361  
713.9271890

Listing Added: 08/13/2025

Listing Updated: Today



**Details**

Asking Price	<b>\$1,100,000</b>	Property Type	<b>Industrial, Mixed Use, Self Storage</b>
Sub Type	<b>Warehouse</b>	Investment Type	<b>Owner/User</b>
Investment Sub Type	<b>Lease</b>	Class	<b>B</b>
Lease Type	<b>Net</b>	Brand/Tenant	<b>Single Owner</b>
Square Footage	<b>20,130</b>	Net Rentable (SqFt)	<b>20,130</b>
Price per SqFt	<b>\$54.64</b>	Cap Rate	<b>7.25%</b>
Occupancy	<b>100%</b>	Occupancy Date	<b>08/13/2025</b>
NOI	<b>\$79,720</b>	Units	<b>49</b>
Year Built	<b>1997</b>	Buildings	<b>4</b>
Stories	<b>1</b>	Zoning	<b>Commercial</b>
Lot Size (acres)	<b>1.2</b>	Parking (spaces)	<b>49</b>
APN	<b>7206-0000-0289-009</b>	Ground Lease	<b>No</b>
Ownership	<b>Owner</b>	Ceiling Height	<b>16-20</b>

**Marketing Description**

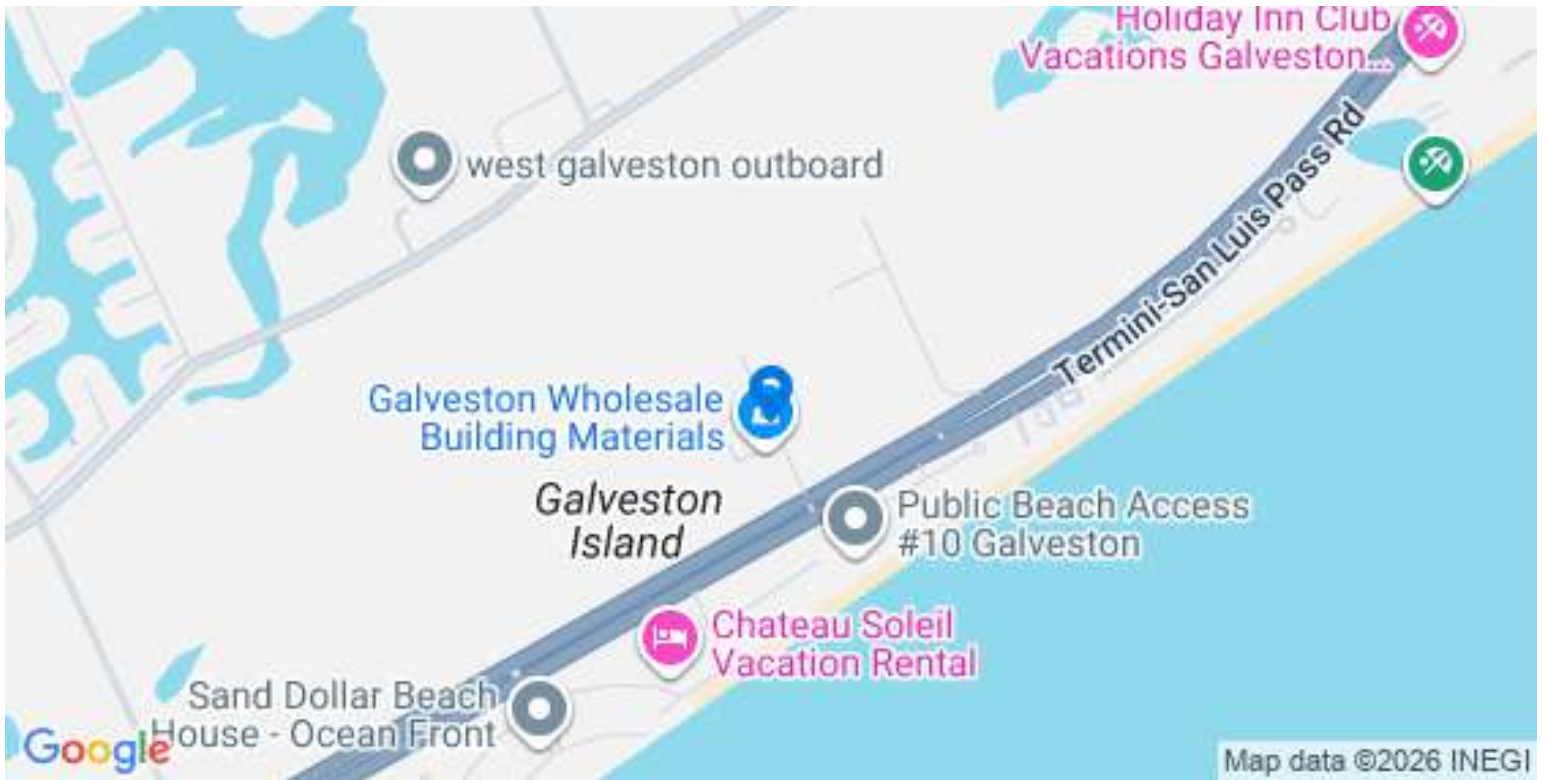
New Owners & New Management - Business Opportunity to purchase an existing warehouse/storage facility located on approximately 1.2 Acres and with over 18,130 + sq/ft of office and lease space. Plus 5 Units have lofts that add approximately 2000 +/- sq/ft. It has and has had 100% occupancy with a waiting 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. New Survey & Elevation Certificate. Buyers & agents verify property sizes and dimensions, use a local title company. Please do not contact or interfere with existing tenants. .



### Investment Highlights

New owners are working on raising the rents to reflect a better CAP Rate. This particular property is grandfathered in with the City of Galveston and is currently at +10 elevation with the office being 13'. You cannot build a property like this at this elevation with current regulations. Most of the Tenants are long term being 10+ years and compliment most of there ongoing business.

### Location (1 Location)



Property Photos (25 photos)





## Demographic Insights

