

VIN REALTY

FOR SALE

12799 Bissonnet St, Houston, TX 77099



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6100 Corporate Dr, Suite #180,
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PRICE: \$460,000

- **Frontage:** 67 feet of premium visibility on Bissonnet Street, ensuring high exposure and accessibility for your business or tenants.
- **Building Specs:** A sturdy one-story metal building spanning 933 sqft, ideal for a variety of uses, from retail to office space.
- **Strategic Location:**
 - Just 5.5 miles from the heart of Chinatown, a thriving hub of commerce and culture.
 - Only 5 miles from Vietnamese Town, another vibrant community brimming with opportunity.
- **Lease Income:** Currently leased at \$2,500/month, providing immediate cash flow for investors.

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12799 Bissonnet St, Houston, TX 77099

Bellaire

Beechnut

Bissonnet

SUBWAY



Walgreens

ALIEF

28,391 CPD



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This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

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