



FOR SALE

RETAIL INVESTMENT OFFERING

Salinas Business Center

834 Little York Rd
Houston, TX 77076

\$900,000

ASKING PRICE

7.4%

CAP RATE

\$66,600

NOI

3,200 SF

BUILDING

Salinas Business Center is a retail strip center located at 834 Little York Rd in Houston, TX. The property consists of four units totaling approximately 3,200 square feet, with each suite around 800 square feet. This is a stabilized investment with strong in-place income and minimal management required. The center benefits from good visibility along Little York Rd and serves a dense surrounding residential area, supporting consistent tenant demand.

INVESTMENT HIGHLIGHTS

- ✓ Four Units | 800 SF Each
- ✓ Strong Visibility on Little York Rd
- ✓ Ideal for Passive Investors Seeking Stable Cash Flow
- ✓ Total Building Size: 3,200 SF
- ✓ High-Traffic, Established Retail Corridor



Noor Virani

CONTACT FOR INFORMATION OR TO SCHEDULE A TOUR

713-256-9016

noor@viranirealtor.com