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# 33114

## FOREST WEST ST

MAGNOLIA, TX 77354

### BUILDINGS

3,900 SF Total:

- Building 1 - 2,550 SF climate-controlled office
  - Building 2 - 1,350 SF climate-controlled garage\*
- \* Available for occupancy immediately

### LAND SIZE

2.50 AC

### SALE ASKING PRICE

Call for sales price

### YEAR BUILT / RENOVATED

2000 / 2016

### PARKING

12 spaces (with space to add more)

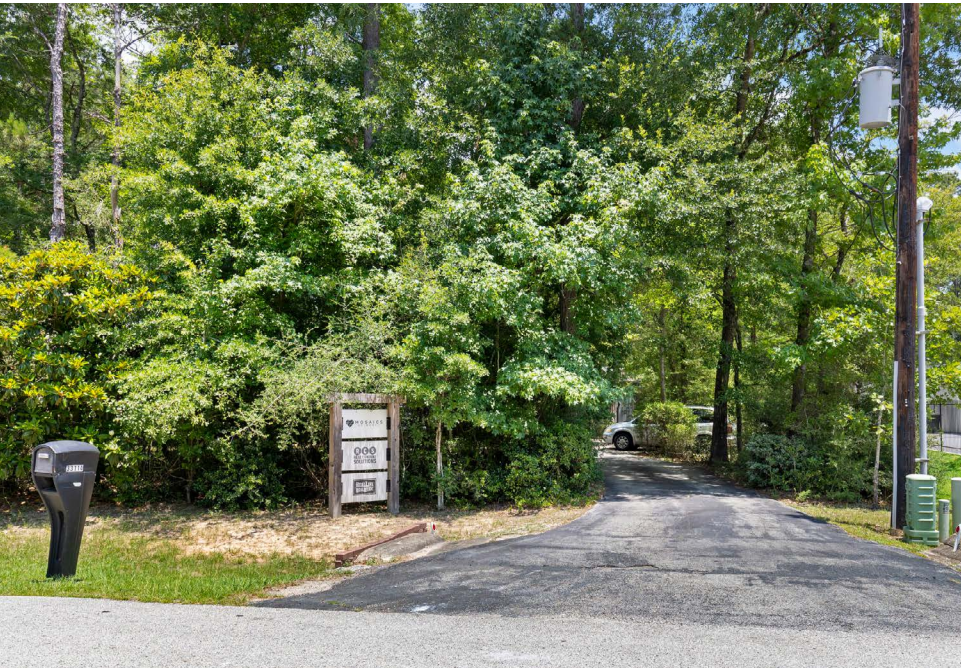
### LEASE IN PLACE

1 existing lease in place for Building 1 with \$2,824.25/month in net income through 3/31/2023

### ADDITIONAL INFORMATION

- Not in the flood plain and has never flooded
- Easy access to nearby amenities in Magnolia





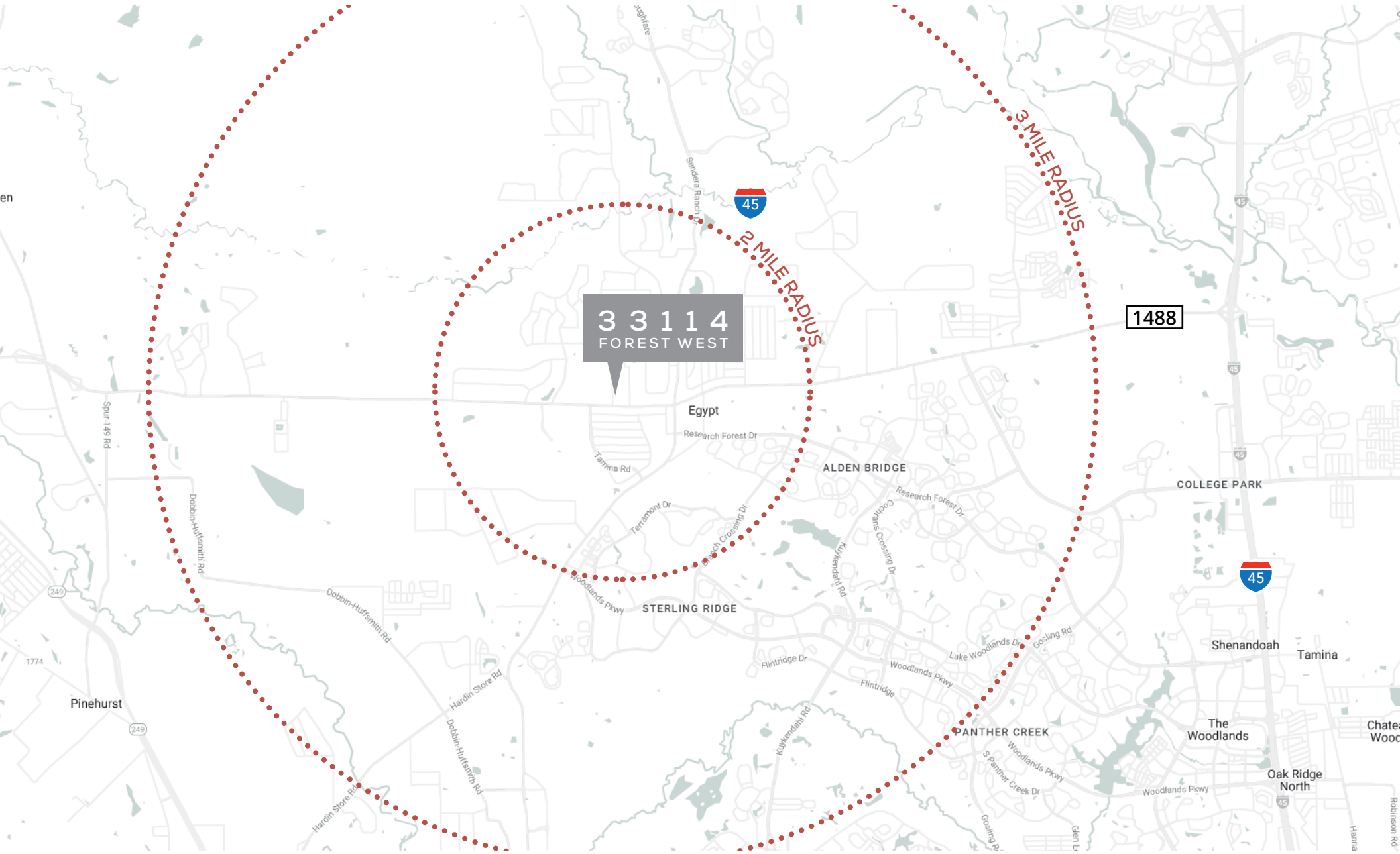








# LOCATION





# SURROUNDING AMENITIES

## WITHIN 3 MI RADIUS



## WITHIN 5 MI RADIUS





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