

For Sale on Market

**\$1,100,000**

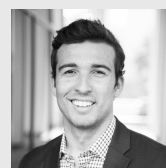
Call 6268265906 Today!

## 3236 BINZ ST, HOUSTON, TX 77004

Step into true Southern charm with this beautifully appointed duplex, where comfort meets easygoing elegance and strong income potential. Each side is fully furnished and designed for gathering, with spacious bedrooms featuring private en-suite baths—perfect for hosting family, friends, or guests who appreciate a touch of privacy. Enjoy warm, inviting living spaces, well-equipped kitchens, a breezy balcony, a refreshing pool for those sunny afternoons, and the convenience of gated parking. Located near the Medical Center with easy access to dining, shopping, and local attractions, this property captures the spirit of relaxed Southern living while drawing steady short-term rental demand. Whether you're seeking a savvy investment or a place to settle in and savor, this home offers the best of both worlds—live in one side and rent the other, or maximize returns with both. Offered at an 8%+ cap rate. Please inquire for more information!

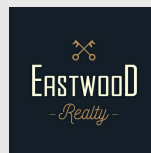
### GENERAL DESCRIPTION

- Subdivision:** North Macgregor Oaks
- Property Type:** Multi-Family - Duplex
- Stories:** 2
- Year Built:** 1940
- Building Sqft:** 3,050 / Appraisal District
- Lotsize:** 7,150 / Survey
- Market Area:** Riverside
- Key Map:** 533G
- MLS# / Area:** 10394758 / 4



Get in touch  
**Loren Miner**

6268265906



**Eastwood Realty**

7137143088

3236 Binz St, Houston, TX 77004

Visit <https://www.har.com/10394758> for more information