



For Sale on Market

**\$170,000**

Call 7133771022 Today!

## 369 E CHESTNUT ST, WINNIE, TX 77665

Income-Producing Multifamily W/ Expansion Potential Just off I-10 Turn-key multifamily investment on a corner lot just over half an acre, offering immediate cash flow with future upside. Located just off I-10 along the route to Bolivar Peninsula and nearby industrial plants, supporting both long-term and short-term rental demand. The property includes two well-maintained 1-bedroom, 1-bath units, each with a living area, kitchen, full bath, and private bedroom. Both units are tenant occupied on month-to-month leases, providing flexibility for rent increases, STR conversion, or owner-operator use. Unit 367 offers two mini-splits, a covered porch with handicap-accessible ramp and stairs, and a long-term tenant of over three years. Unit 369 features stair access and one mini-split. A detached utility building provides water heaters, washer/dryer, and tenant storage. The property is approved for two additional buildings.

### GENERAL DESCRIPTION

- Subdivision:** Winnie Townsite
- Property Type:** Multi-Family - Multiple Detached Dw
- Stories:** 1
- Year Built:** 2017
- Building Sqft:** 572 / Appraisal District
- Lotsize:** 21,980 / Appraisal District
- Market Area:** Chambers County East
- MLS# / Area:** 3555981 / 53



Presented By  
**Chad Sayles**

Walzel Properties - Spring

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Listing Broker  
RE/MAX Universal

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