

For Sale on Market

**\$275,000**

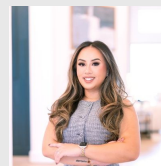
Call 8179468046 Today!

## 1107 E 40TH 1/2 ST, HOUSTON, TX 77022

FULLY OCCUPIED DUPLEX in rapidly appreciating Independence Heights! Located directly off 610 & 45, this turnkey bungalow-style multifamily property features two 2BR/1BA units with different floorplans art 722 sqft each unit. One unit is tenant-occupied through September 2026 and right side thru January 2027, offering immediate income; \$29,400 gross annual rent combined. Excellent layouts, durable finishes, separate entrances both in front with complete with separate driveways. High rental comps in the area for long-term hold, STR, value-add, or development project. Rare multifamily option in a hot neighborhood undergoing major redevelopment—secure this income-producing asset today.

### GENERAL DESCRIPTION

- Subdivision:** Whitney Place Sec 02
- Property Type:** Multi-Family - Duplex
- Stories:** 1
- Year Built:** 1948
- Building Sqft:** 1,444 / Appraisal District
- Lotsize:** 5,928 / Appraisal District
- Market Area:** Northwest Houston
- Key Map:** 453K
- MLS# / Area:** 57615237 / 9



Get in touch  
**Amara Lov**

8179468046

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9723720590

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