



**For Sale** on Market

**\$275,000**

Call 8179468046 Today!

## MULTI-FAMILY - DUPLEX

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  
**Amera Lov**

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