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Waller Office: 936.372.9181
Hempstead Office: 979.826.4133

1118 Smith St. - Lease Price: 4500 Mth

Property Type: Commercial, Leases – Residential and Commercial

[VIEW ON MAP](#)



Description:

Prime Commercial Opportunity in Fast-Growing City of Waller!

Seize this incredible chance to invest in a thriving area! This 3,600 SF all-steel commercial building is ready for your business and offers limitless potential in a city experiencing rapid growth. Here's why this property is an outstanding opportunity:

- 2 Corner Lots with city utilities and ample street parking, making it highly accessible for customers and employees alike.
- A new 5-ton HVAC unit ensures your business operates in comfort year-round.
- Electric heat and a metal roof (recently re-coated) offer durability and cost-efficiency, ensuring long-term reliability.
- Large open area next to the building provides additional space for storage, parking, or even a playground—ideal for daycare businesses or any expanding operation.
- A privacy-fenced area behind the building for added security and convenience.
- 3 bathrooms with multiple sinks & counters to accommodate staff and clients.
- Large room in the corner already plumbed for a kitchen, providing the perfect space for food service or break rooms.
- Versatile Zoning: Perfect for retail, office space, warehouse use, or any other business venture you have in mind.

Don't miss out on this high-growth investment that promises great returns in a city that's on the rise. Whether you're expanding or starting fresh, this property is ready for your business to thrive.

This property is also for sale: \$750,000



Acres: Call for Info

Lease Price: 4500 Mth

City: Waller

County: Waller

State: TX

Zip: 77484



Timothy Phelan

TimothyPhelan

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