

# Maximum Plaza

6640 Longpoint Road, Houston, Texas 77055

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Presented by :

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# Maximum Plaza

Address:	6640 Longpoint Road, Houston, Texas 77055
Location:	The property is basically a mile or two west of The Galleria area, south of 290 West on Longpoint and north of I-10 on Silber. The land and building is on the northeast corner of Longpoint and Silber.
Directions:	From I-10, take the Silber exit and go north on Silber about 10 Blocks to the intersection of Silber and Longpoint. From 290 West, take the Magnum exit and go south to Hempstead Highway. Go to the next light and turn left onto Longpoint Road. Go 4 blocks the corner of Longpoint and Silber, where the property is located.
Building Size:	Gross Building area is 21,248 square feet. The first floor is 11,248 square feet and the second floor is 10,000 square feet.
Capacity:	The large party room upstairs can accommodate about 600 people. The small party room downstairs can accommodate about 125 people.
Design:	The reception hall is upstairs with a full kitchen and a large laundry room both adjacent to the party room. The first floor has a small party room in addition to office spaces which can be used for tenants in the wedding, quincinera business such as; photogrgaphers, limosine services, dress makers, deoration designers, cake-bakers, dinner catering, florists, etc. Or if the building were used as a church, the first floor is ideal for offices (church office, bible study rooms, counseling, meeting rooms, etc.) and the large open hall upstairs as a sanctuary. There are men's and women's bathrooms on both floors of the building. For delivering food and or heavy band equipment, there is a freight elevator in the building, which can easily accommodate people with wheelchairs. If someone wanted an outdoor wedding, there is a gazebo in a beautiful garden setting.
Land:	There is approximately 1.82 acres of land providing plenty of fenced in, secure parking for all attendees.

- Utilities: Gas, electric, water, phone and cable are all to the building or accessible.
- Structure: Building is mostly brick with stone with some metal siding.
- Legal Description: TR 9A and 9C, ABST 269 J FLOWERS
- Purchase Price: \$1,500,000.00 for the building only. The business and or any parties that are booked and have deposits paid to the Owner are also negotiable, in addition to the purchase price of the building. At this time there is not a set price for the business. The terms of the sale of the building and or the business are negotiable. Please call for any questions you may have regarding the terms.
- Lease Price: The building or a portion of the building is also for lease. The lease amount for the entire building is from \$1.00 to \$.65 (depending upon the size of the space) per square foot per month for a (60) sixty month lease. The lease rate and or term is completely negotiable, depending on how much space you need. This is a gross lease where the Tenant is responsible for the utilities, janitorial and trash removal expenses. The Owner would be interested in a smaller space lease, less than the whole building, as well. The lease price and terms of a smaller space is negotiable.
- Opportunity: This building provides an excellent opportunity for a church or any business to occupy the building and potentially receive revenue from the reception hall business that the Seller owns. He currently has about twenty five contracts signed with deposits for the next, not necessarily consecutive, twenty five weekends. The interested party will negotiate to buy the reception business with the twenty five contracts from the Seller, in addition to the lease or purchase price of the building, greatly offsetting the cost of the building lease or mortgage payment.





Sign at corner of Longpoint and Silber



Front of Maximum Plaza



Front parking lot



Part of rear enclosed parking area.





Side door facing Longpoint, great office area



First Floor party room



Decorations in grand ballroom



Dance floor showing easy access to full kitchen





Commercial gas range and hood in kitchen



Bride's dressing room and preparation area





Front Reception Area and office entrance



Outdoor Gazebo garden area



Beautiful stone work on front of building