



4223 DELANO PLACE
DALLAS, TX 75204



\$2,495,000



5,879 sqft

DESCRIPTION

Exceptional opportunity to acquire a fully leased, currently under market rates, recently constructed 5-unit condominium platted townhome community in the heart of East Dallas. Built in 2021, this modern, income-producing asset offers a rare combination of strong in-place cash flow and compelling future upside. The property consists of four spacious 2-bedroom, 2.1-bathroom townhomes and one 1-bedroom, 1.5-bath unit, each thoughtfully designed with open-concept living, granite finishes throughout, and private rooftop decks featuring turf and stunning Dallas skyline views. All bedrooms are situated on the third floor, creating an ideal separation of living and private spaces. Located in one of East Dallas' most desirable and walkable areas, the property is just steps from popular dining, retail, and entertainment destinations, enhancing tenant appeal and long-term rental stability. Unit 5 is currently operating as a short-term rental, providing additional income flexibility. With no HOA currently in place, this asset presents a unique value-add opportunity. An appraisal of \$2.8M is available, and the highest and best use for the property may be the creation of an HOA to facilitate the sale of individual units. This allows a buyer to capitalize on immediate equity and multiple exit strategies, including selling units individually, occupying one unit while leasing the others, or holding the property as a long-term investment. Whether you're seeking a stabilized multifamily investment or a strategic redevelopment play, this East Dallas townhome complex offers versatility, location, and upside in one compelling package.

PROPERTY TYPE: Commercial - Business

MLS STATUS: Active

MLS: 21217514

YEAR BUILT: 2021

COUNTY: Dallas

TRACT OR SUBDIVIION: Haskell Place

LIST DATE: 03/26/2026

CENTURY 21

Judge Fite Company

800.451.8055

AREA:

SQUARE FEET: 5,879

TOTAL BEDS:

FULL BATHS:

HALF BATHS:

ACRES: 0.15

LOT SIZE (SQFT): 6,751

INTERIOR FEATURES

FLOOR COVERINGS:

- Carpet
- Tile
- Wood

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

PARKING:

- Driveway
- GarageFacesRear

ROOF TYPE:

- Flat

SIDING:

- FiberCement
- WoodSiding

FOUNDATION:

- Slab

UTILITIES

HEATING/COOLING:

- Central
- NaturalGas

UTILITIES:

- ElectricityConnected
- NaturalGasAvailable
- SewerAvailable
- SeparateMeters
- WaterAvailable

ADDITIONAL PROPERTY DETAILS

SECURITY FEATURES:

- SecuritySystem
- CarbonMonoxideDetectors
- FireAlarm
- FireSprinklerSystem

COMMUNITY:

- Curbs
 - Sidewalks
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LISTED BY: Alan Sahliyah 

PHONE: 214.543.2912

BROKERED BY: Compass RE Texas, LLC.