

# 1514 N Zaragoza RD, Bldg B

EL PASO, TX 79936



Mountain Property Realty, LLC



## Fully leased office building for SALE!

This fantastic investment opportunity is located in a lovely, well maintained 12 acre master planned commercial subdivision, and a part of a condominium owner's association. All leases are gross with pass thru's to tenants on expenses.

### FINANCIAL INFORMATION

Rental Income	\$132,437
CAM Income	\$52,748
<b>Total</b>	<b>\$177,703</b>
CAM Expense	(\$52,748)
<b>Net Operating Income</b>	<b>\$132,437</b>

### RENT ROLL

SUITE	AREA (SF)	\$/SF	ANNUAL	START TERM
Suite B-1	2,415 sf	\$22.54	\$54,444	9/25/23 - 8/31/28
Suite B-2	1,620 sf	\$21.89	\$35,458	7/1/24 - 6/30/29
Suite B-3	2,097 sf	\$23.74	\$49,782	2/1/25 - 1/31/27
Suite B-4	1,668 sf	\$22.54	\$37,603	12/1/23 - 11/30/26

### PROPERTY OVERVIEW

Medical & Traditional Office	Refrigerated Air
7,800 sq. ft.	Covered Parking
7.50% CAP	Private Entrances
AADT 23,521	

\*AADT = Annual Average Daily Traffic

### 100% PASS THRU

- ✓ Water
- ✓ Property taxes
- ✓ Building Insurance
- ✓ Repairs
- ✓ Maintenance
- ✓ Trash

### TENANT DIRECT PAY

- ✓ Electric
- ✓ Gas
- ✓ Telephone
- ✓ Internet
- ✓ Cable

### DEMOGRAPHICS

source: www.census.gov

Population & People	Business & Economy	Income
105,150	2,079	\$64,958
<small>Total Population</small>	<small>Total Employer Establishments</small>	<small>Median Household Income</small>

OFFERED AT

# \$1,765,000

This property proudly listed by Thea Gamble  
Broker at Mountain Property Realty, LLC

*Call Thea or Your Broker!*

**915-757-4313**



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