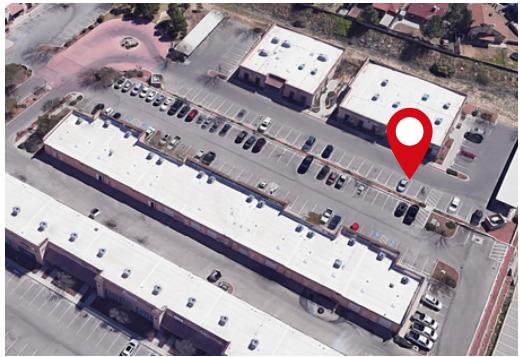


1514 N Zaragoza RD, Bldg B

EL PASO, TX 79936



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
Total	\$177,703
CAM Expense	(\$52,748)
Net Operating Income	\$132,437

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

OFFERED AT

\$1,765,000

Call Thea or Your Broker!

915-757-4313



8626 Dyer St, Suite C-3
El Paso, TX 79904



thea@mtnpropmgmt.com

PROPERTY OVERVIEW

	Medical & Traditional Office
	7,800 sq. ft.
	Refrigerated Air
	7.50% CAP
	Covered Parking
	Private Entrances
	AADT 23,521
	<small>*AADT = Annual Average Daily Traffic</small>

100% PASS THRU

- Water
- Property taxes
- Building insurance
- Repairs
- Maintenance
- Trash
- Electric
- Gas
- Telephone
- Internet
- Cable

TENANT DIRECT PAY

- Water
- Property taxes
- Building insurance
- Repairs
- Maintenance
- Trash
- Electric
- Gas
- Telephone
- Internet
- Cable

DEMOGRAPHICS

Source: www.census.gov

	105,150	Population & People
	2,079	Business & Economy
	\$64,958	Income

105,150
Total Population

2,079
Total Employer Establishments

\$64,958
Median Household Income

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