

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
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

PROPERTY OVERVIEW

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

*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
 105,150
Total Population

Business & Economy
 2,079
Total Employer Establishments

Income
 \$64,958
Median Household Income

OFFERED AT

\$1,765,000

Call Thea or Your Broker!

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