

**FOR
Sale**



801 Olive Ave

El Paso, Texas 79901

Roland Correa
Commercial Broker
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Sales Price: \$775,000

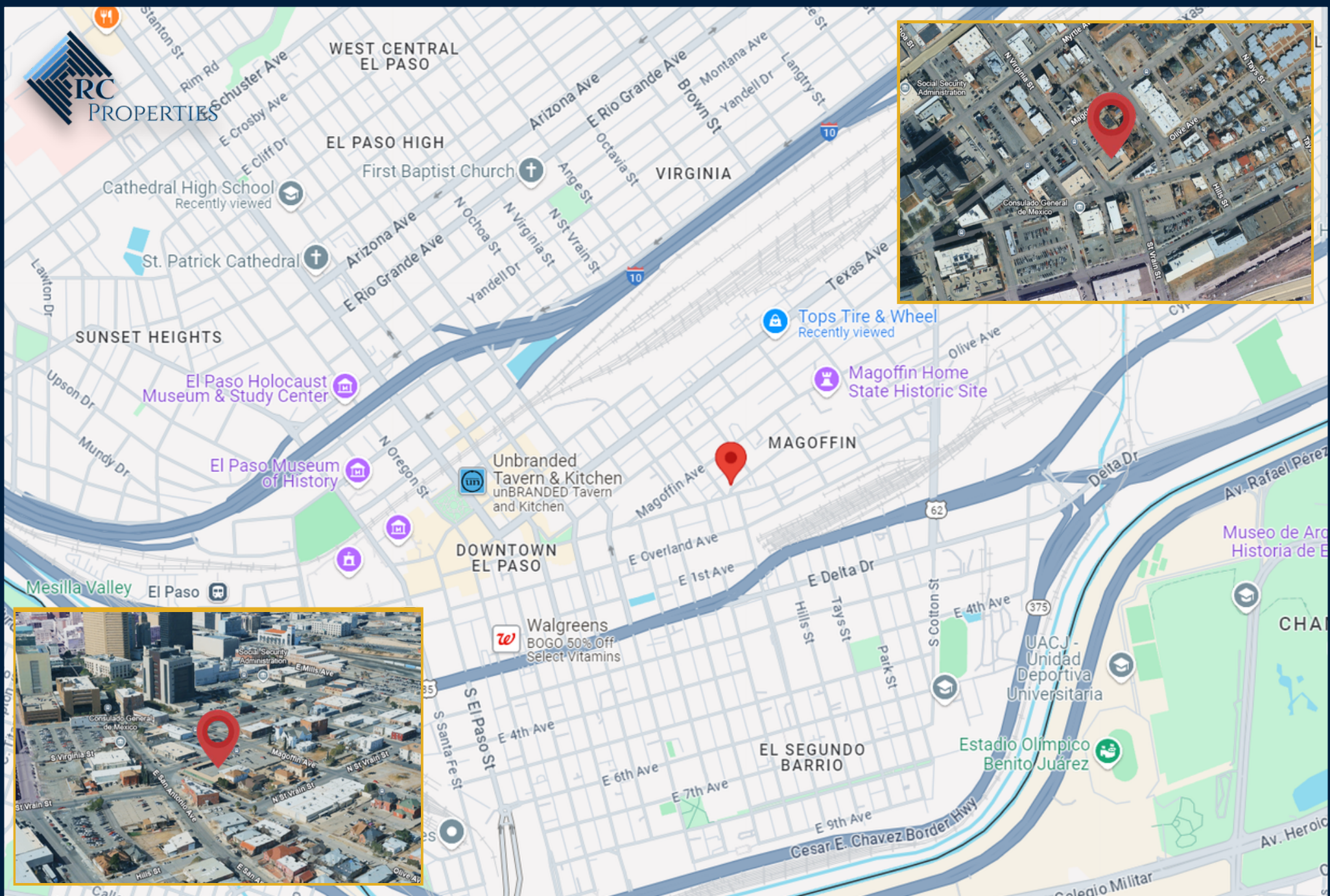
PROPERTY HIGHLIGHTS

- 2,500 SF Building
 - Office: 1,100 SF
 - Warehouse: 1,400 SF
- Lot Size: 15,500 SF
- 40 Parking Spaces
 - (12 Covered)
- Zoning: C-4

Located at 801 Olive, this property features a **fully remodeled office** paired with a versatile warehouse and a **spacious paved lot**, just one block from the Federal and County Courthouses, allowing quick access to I-10 and Border Highway. The office space has been beautifully renovated with **rich hardwood floors** and sleek **glass partitions**, offering a modern, open feel. The attached warehouse has a **15' ceiling** and is built for function, with the **five separate single-car garages** providing additional storage or specialty use. With **40 paved parking spaces (12 covered)** and the entire property fenced in, it offers the flexibility and convenience that's hard to find downtown. **Ideal for collectors, contractors, or businesses needing secure extra space.**

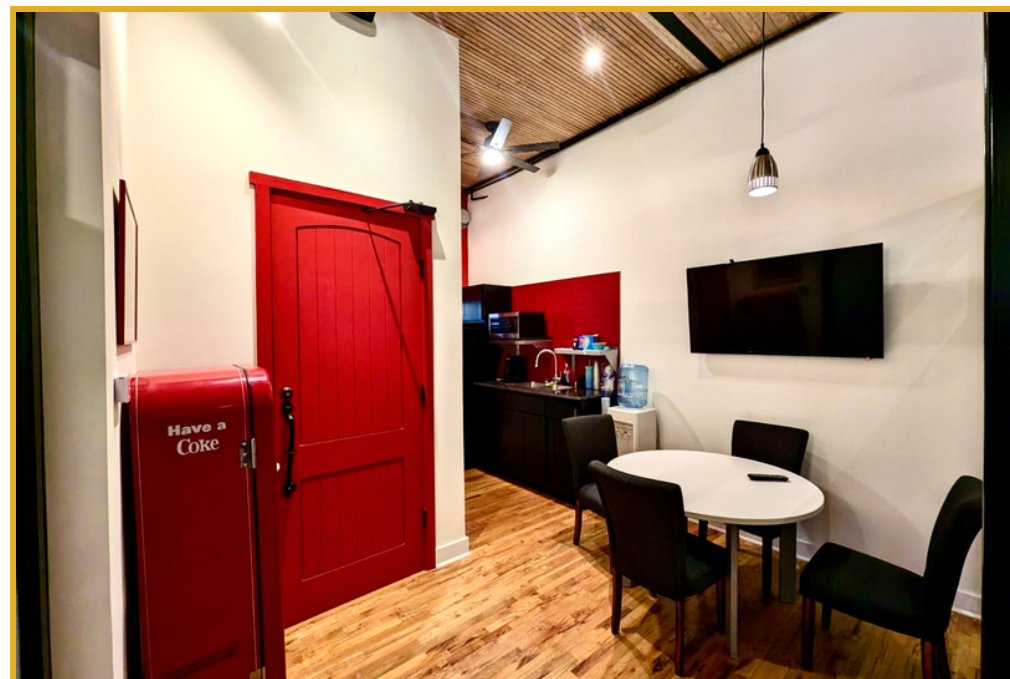


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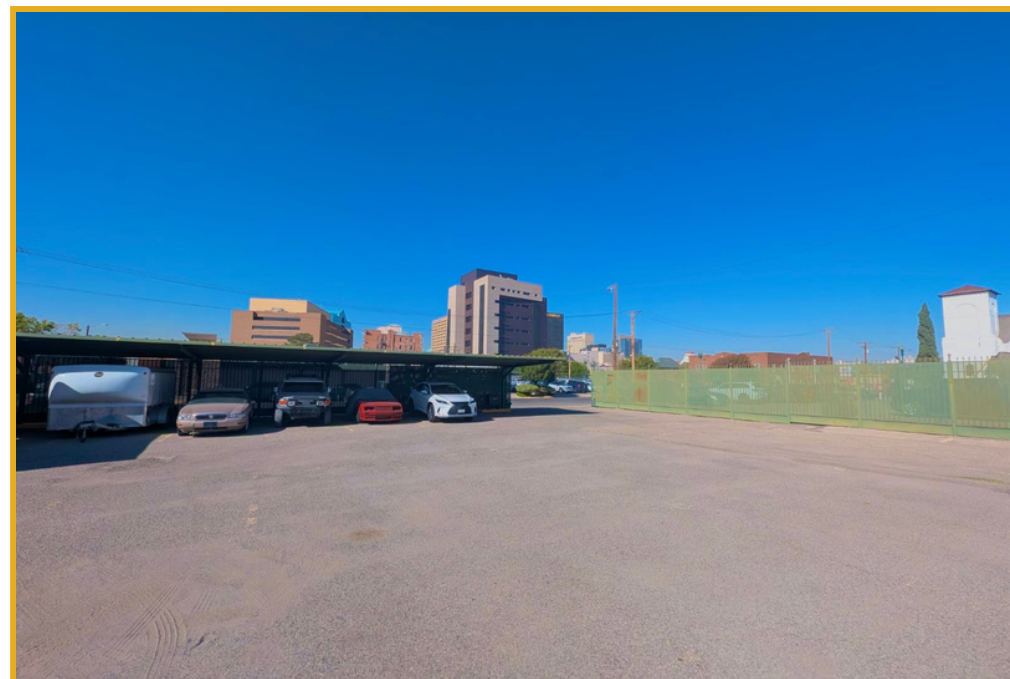
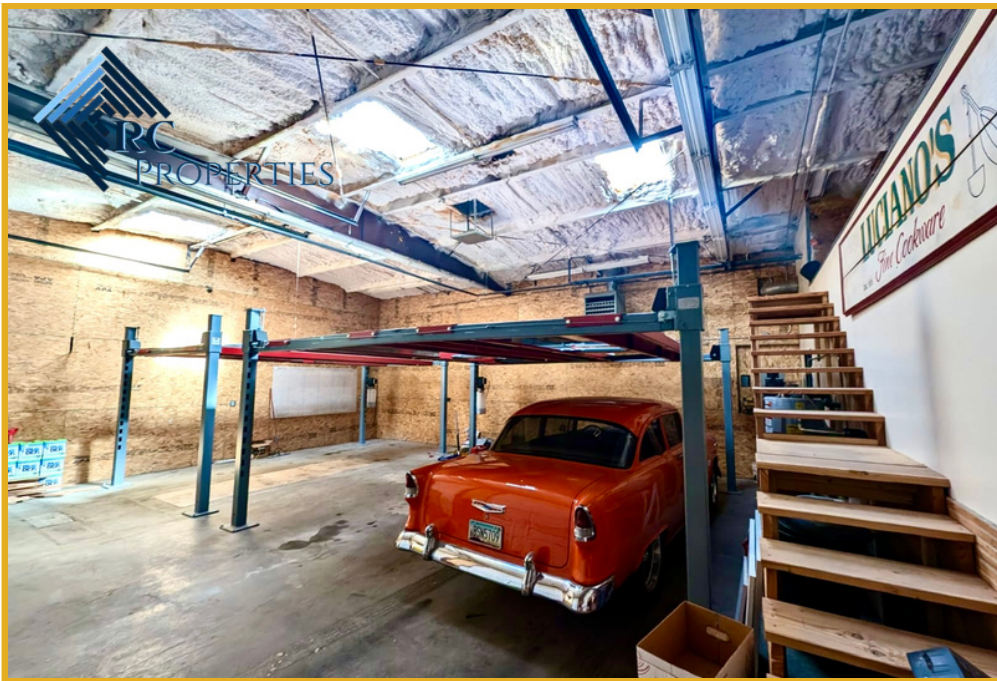
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