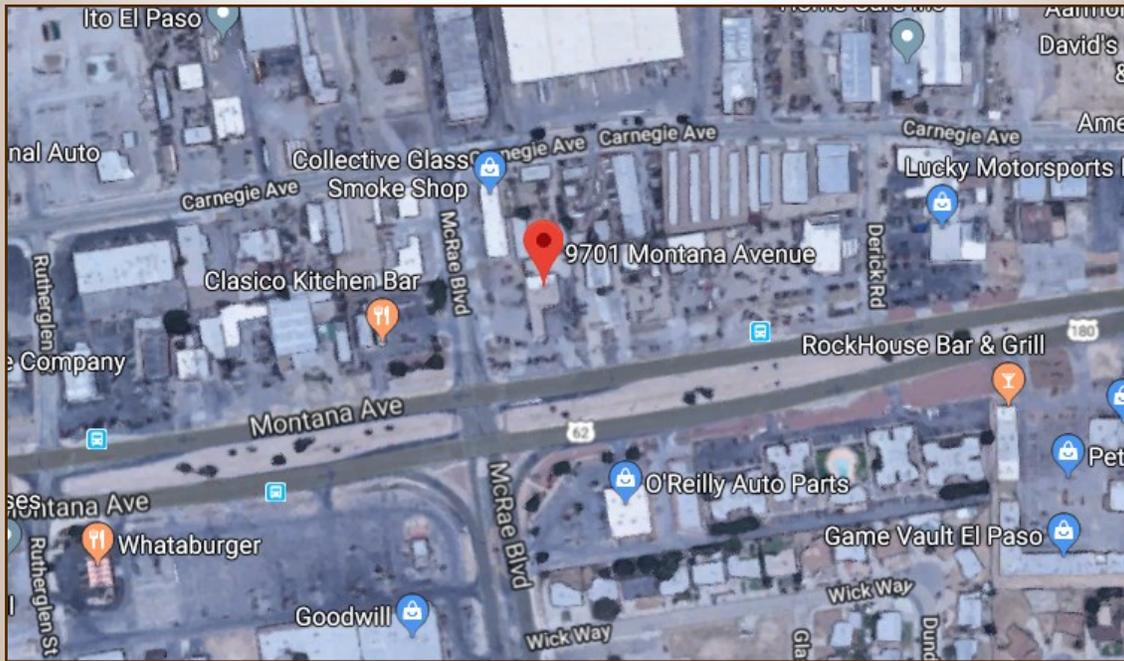


FOR SALE

9701 Montana Ave.

El Paso, TX

\$850,000



Eastside Investment property located at the corner of Montana and McRae. Currently leased to Super Star Motors and Eller Outdoor billboard. Great Visibility!

Property Highlights:

Building Size: 3,000 sqft
 Land Size: 30,11258 sqft (0.6912 acs)
 Zoning: C-4

Rents:

Super Star Motors: \$6,500 mo (\$78,000 yrly)
 Eller Outdoor: \$517.44 mo (\$6209.28 yrly)
 (\$84,209.28 yrly)
 Owner pays Insurance: <u>\$ 1,356.00 yrly</u>
 Net Income: \$82,853.28

For More Information Contact:

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915.328.9992 cell
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www.rcproperties-elp.com



Disclaimer: All information deemed reliable but not guaranteed and should be independently verified.