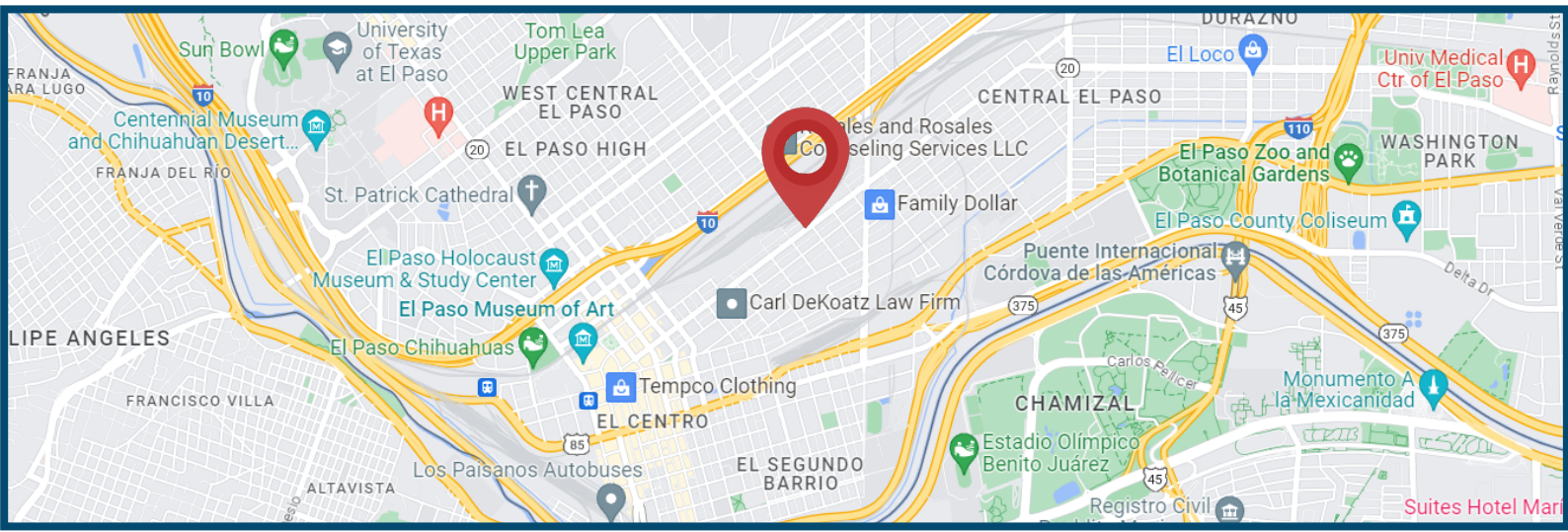
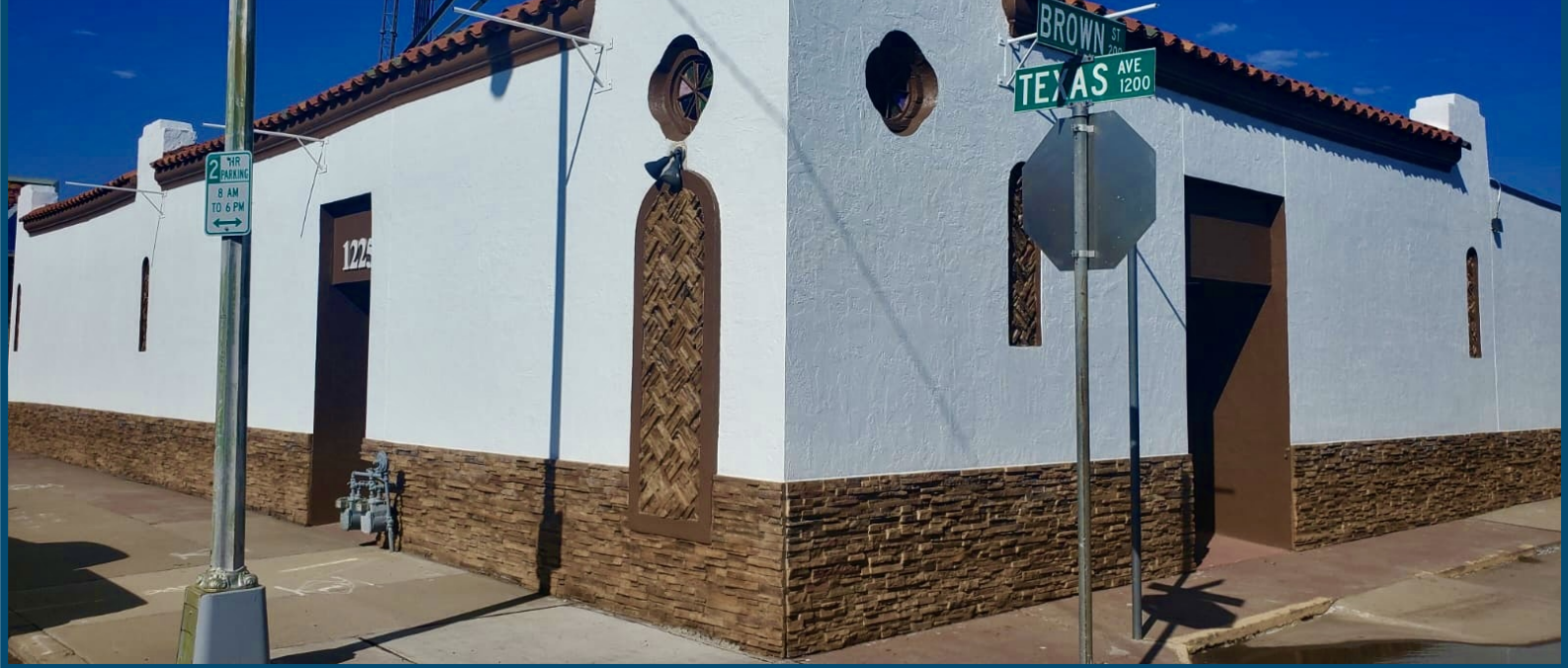


# 1225 Texas Ave.

El Paso, TX 79901



**FOR SALE**



## PRICE: \$850,000

Nestled in the heart of Central El Paso's booming entertainment and business district, this property on Texas Ave allows easy access to I-10, Downtown and the US/Mexico international border crossing. This building has both office and warehouse space, being one of the few properties in the center of the city offering this layout. Rare find that wont last long.

## Highlights

- Building Size: 6,420 sf
  - Office Space: 2,300 sf
  - Warehouse Space: 4,120 sf
- Lot Size: 0.21 acres (9,000 sf)
- Zoning: M-1
- Office has Refrigerated Air
- Small Lot in the back
- 10 ft Roll-up Door



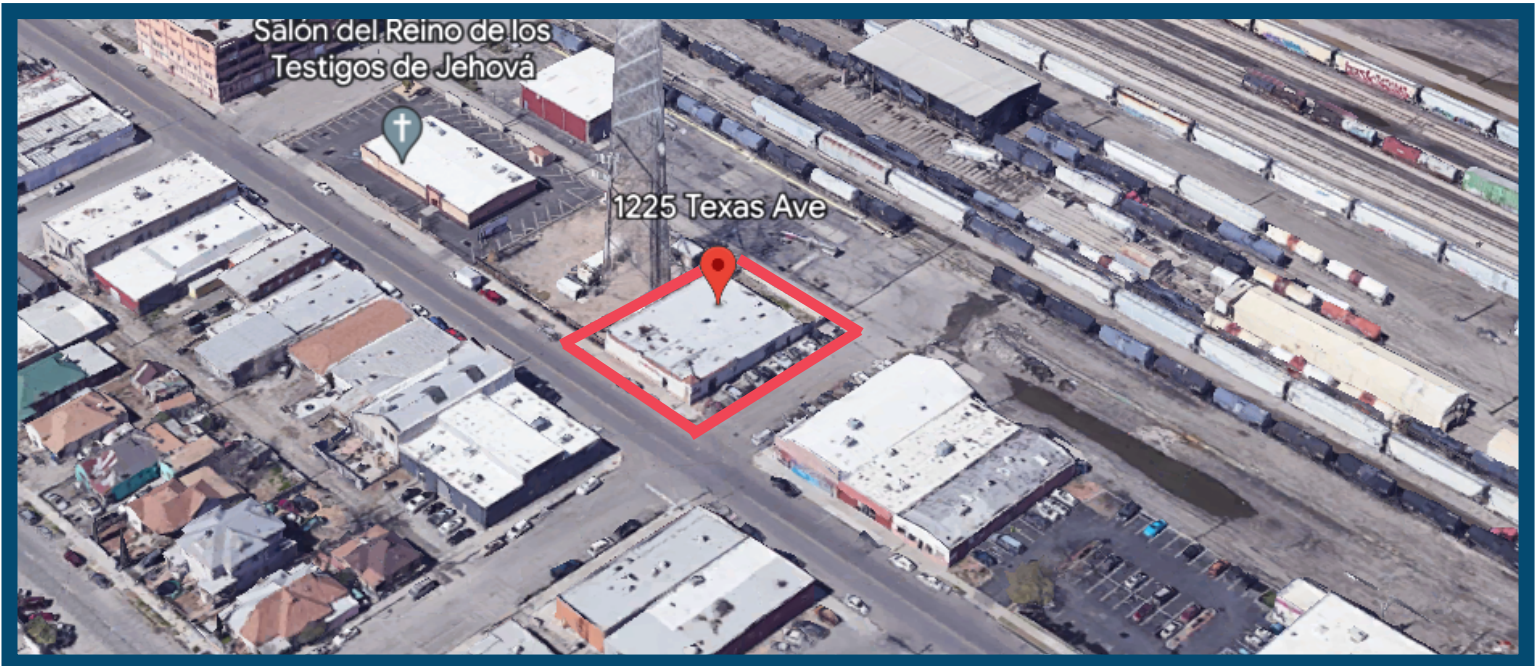
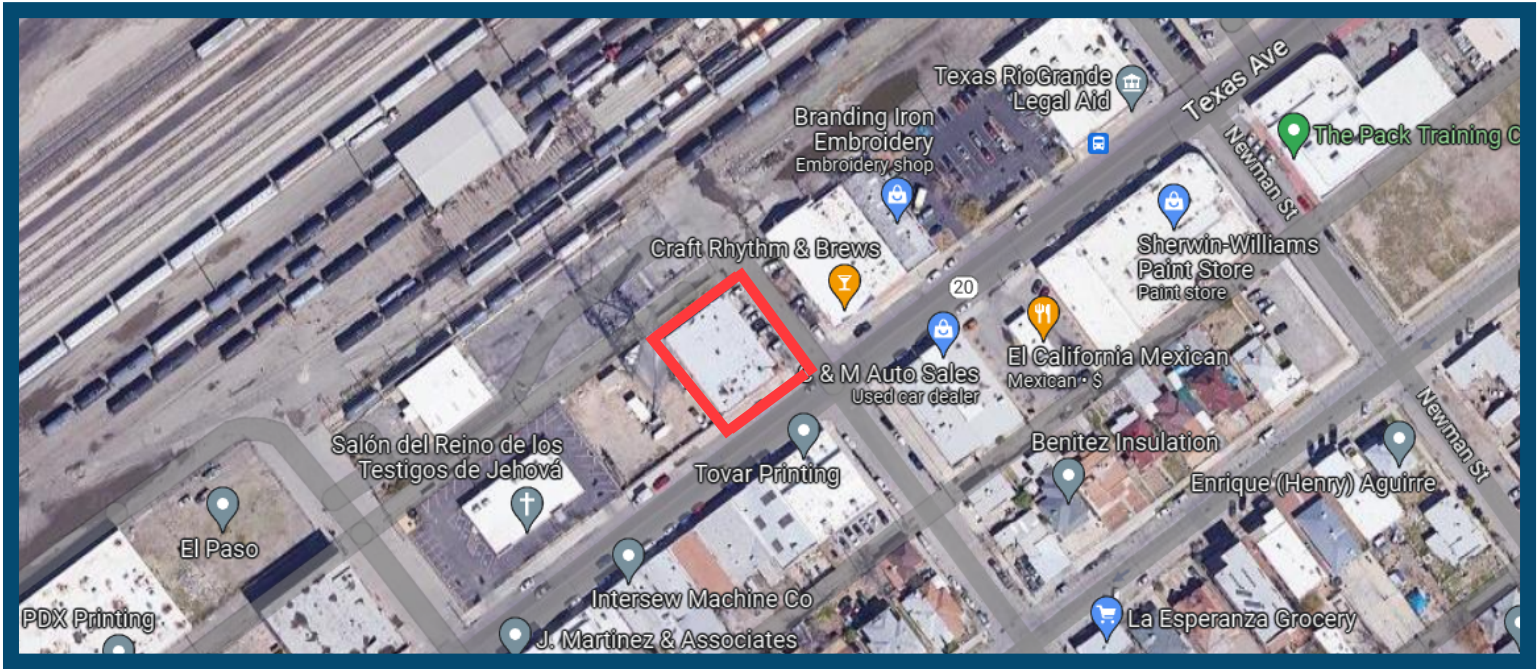
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