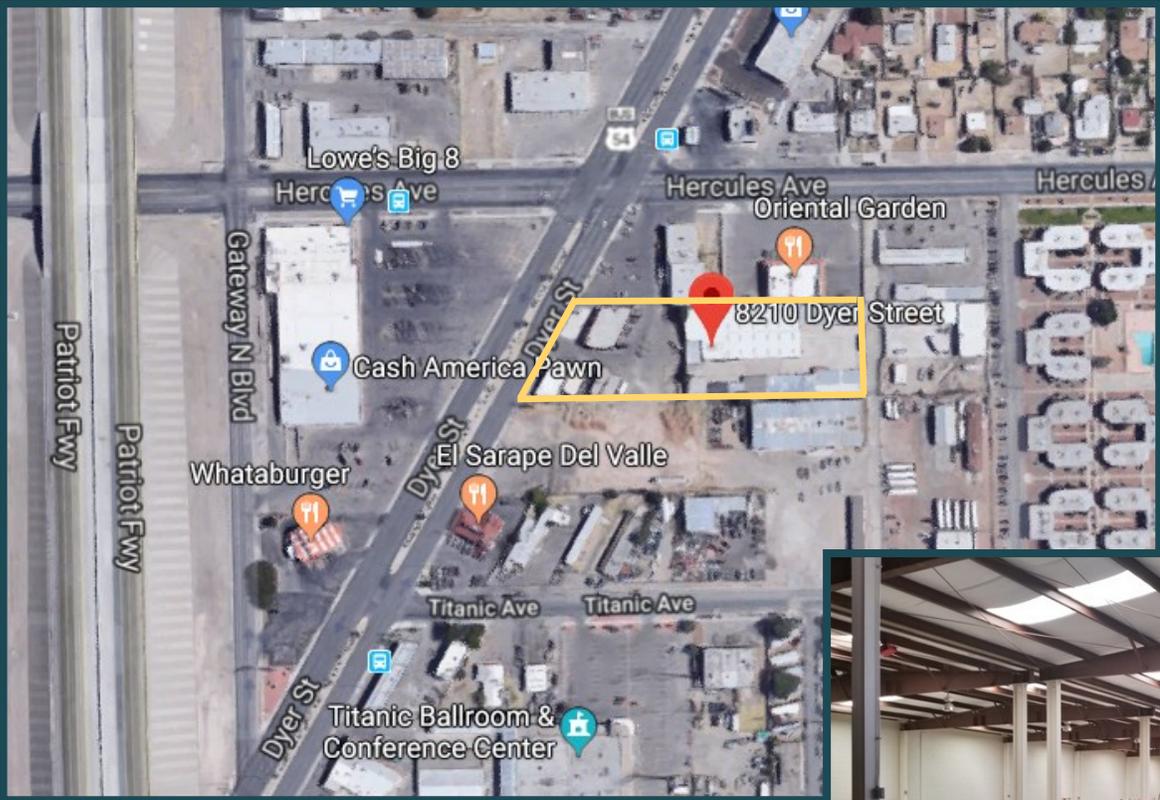


For Sale



**8210 Dyer St.**  
El Paso, TX 79904



**\$1.3 Million**



Northeast investment property located at Dyer and Hercules off US 54. This unique 2.1 acre property has a large warehouse/industrial property in the rear with 3 rental buildings in the front of the property located with Dyer frontage. Good for rental income/investment property. Owner financed.

**Property Highlights:**

Warehouse:

- Office with bathroom and kitchenette
- 12,800 sf
- Insulated, skylights,
- Double and single sliding garage doors
- Large paved yard
- 16 10x20 individual storage units
- 800 sf machine shop



Building A - 8152 Dyer:

- Transmission shop
- \$1,300 rent a month

Building B - 8202, 8206, 8212 Dyer:

8202 Dyer

- 1,000 sf
- Vacant, asking Rent = \$1,300
- Kitchen and 2 bathrooms
- Refrigerated Air

8206 Dyer

- 500 sf
- Vacuum repair shop
- Rent = \$300

8212 Dyer

- 1,200 sf
- 2 bathrooms
- Vacant, asking rent = \$1,300
- Refrigerated Air



Building C - 8200 B Dyer:

- 1536 sf
- 2 bathrooms and kitchen sink
- Vacant, asking Rent: \$900
- Refrigerated Air

**Total Potential Income for A, B & C: \$5,100 monthly**

**For More Information Contact:**



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