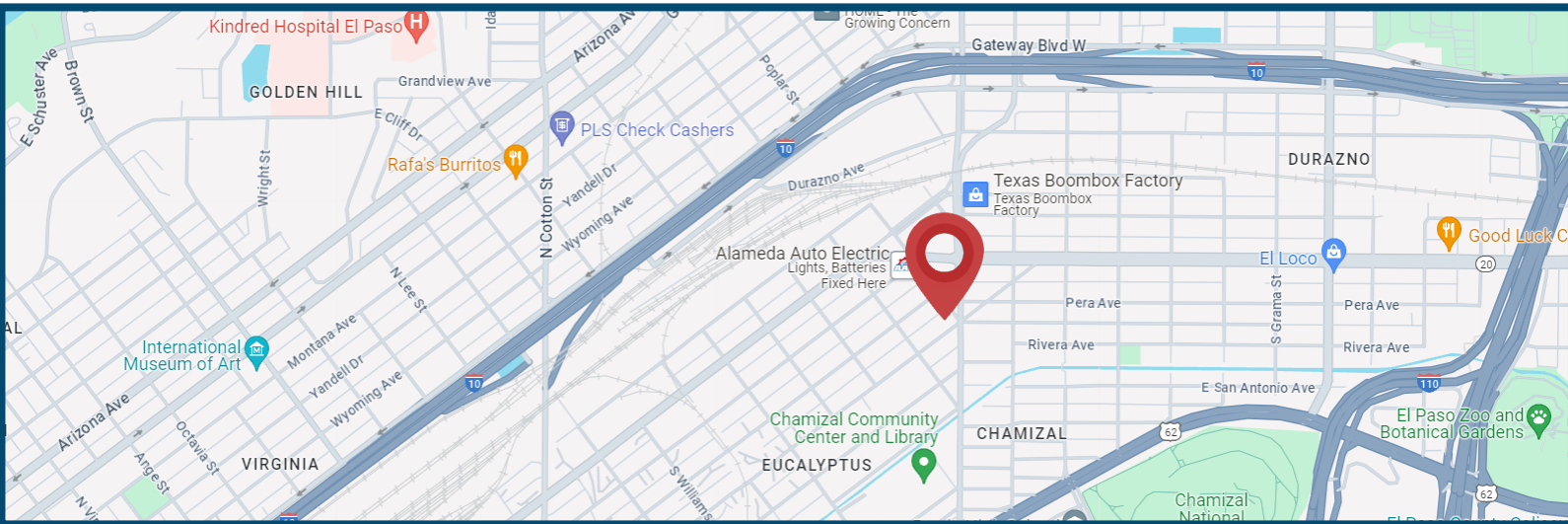


# 2331 Magoffin

El Paso, TX 79901



**FOR SALE**



**PRICE: \$819,000**

Central commercial investment property on Magoffin with easy access to 1-10, Loop 375 and the El Paso/Juarez border. This property consists of two storefronts (church and jean shop), 3 newly built apartments, and an updated warehouse/shop with an office. Perfect for an owner/user or investor! Owner Financing Available

Roland Correa  
Commercial Broker  
(915) 328-9992  
roland@rcproperties-elp.com  
www.rcproperties-elp.com

## Highlights

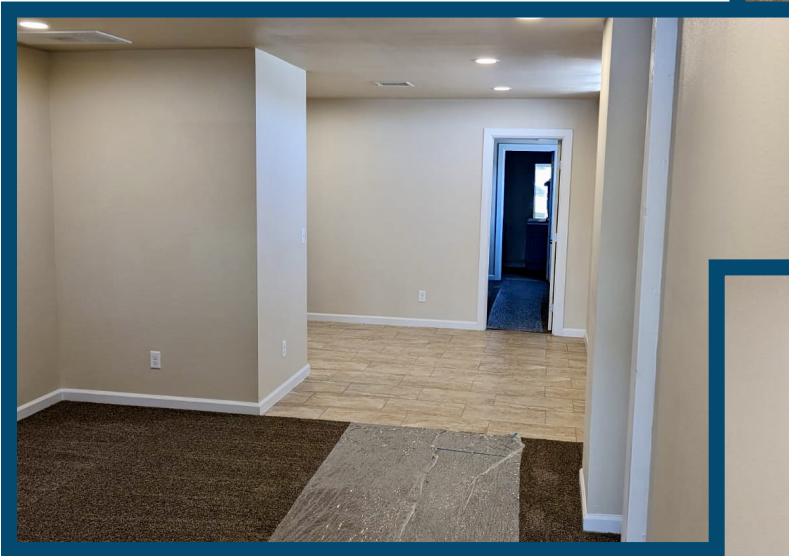
- Church: 800 sf  
\$680/Mo.
- Jean Co : 1,400 sf  
\$1,700/Mo.
- Shop/Warehouse: 3,340 sf  
\$3,300/Mo. (Vacant)
- 3 Apartments: 2 Bed, 1 Bath  
\$3,300/Mo. (Vacant)
- **Potential NOI: \$91,780**

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