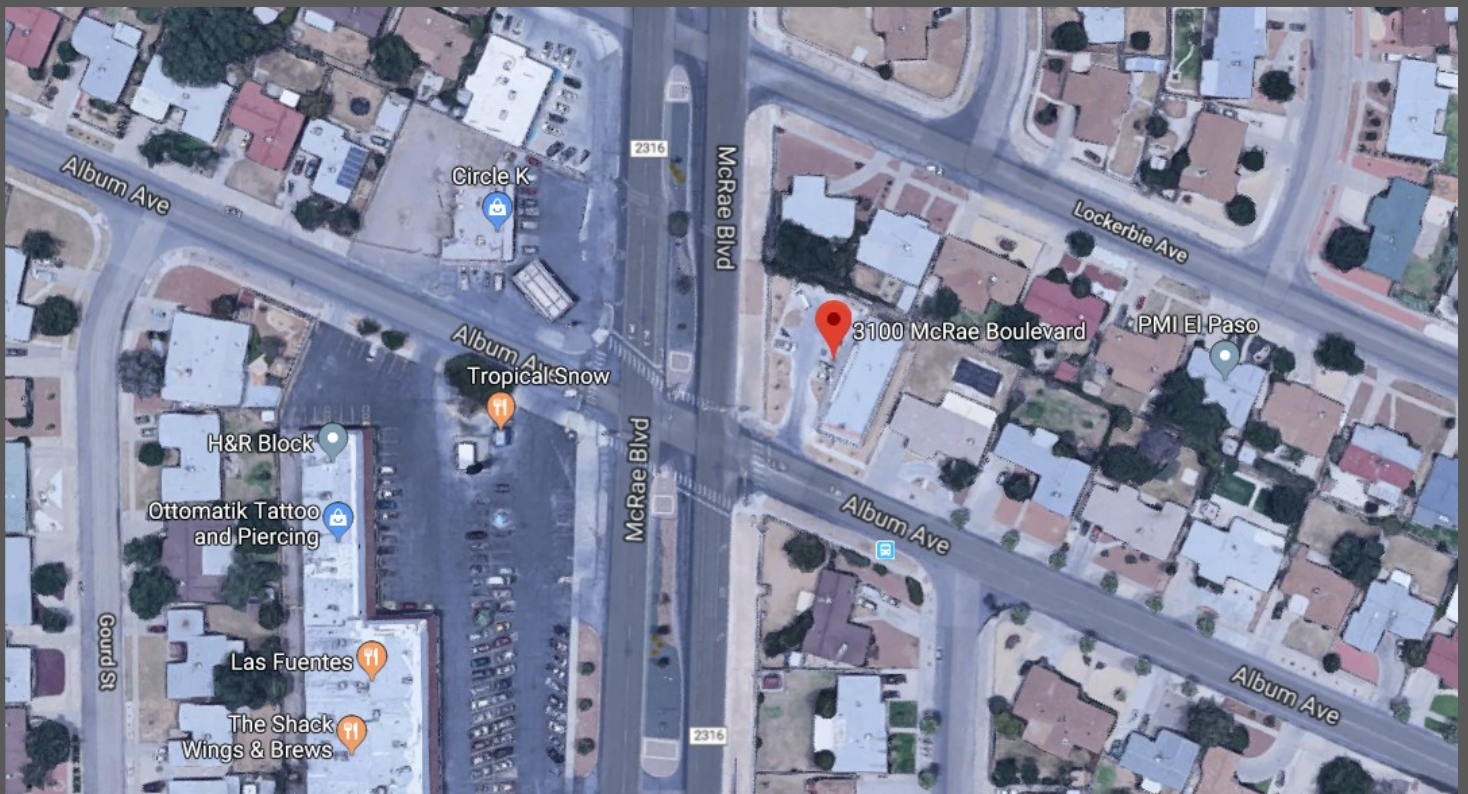


For Sale



3100 McRae Blvd.

El Paso, TX





Great Eastside Neighborhood shopping center located on the corner of McRae and Album. Has two tenants currently in it with a 1 vacant space available to lease. One tenant is an upscale beauty salon with the other tenant being a custom T-shirt shop. Good traffic and visibility. Great Eastside Investment Property!

Property Highlights:

Size:

Beauty Shop: 1200 sf
Screen Print Shop: 800 sf
Vacant Space: 1800 sf
Total: 3800 sf

Rent:

Beauty Shop: \$1,635 mo
Screen Print Shop: \$ 650 mo
Vacant Potential: \$2,100 mo
Total: \$4,385 potential rent

Owner pays:

- Trash: \$ 45 mo
- Water: \$170 mo avg
- Taxes: \$625 mo
- Insurance: \$100 mo
Total: \$940 mo

Return on Investment: 11%



\$400,000

For More Information Contact:



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