

4315-4317 MONTANA AVE.

EL PASO TX 79930

EXECUTIVE SUMMARY

ASKING PRICE \$675,000

PROPERTY TYPE RETAIL/OFFICE

PROPERTY SIZE 3,060 SF

OCCUPANCY STATUS 100% OCCUPIED

LEASE ENDS MAR 2029 & SEPT 2029

LEASE TYPE NNN

UNITS 2

PARKING 8 TOTAL (4 FRONT & 4 REAR)

ZONING C-2

LOCATION MONTANA AT PATRIOT FREEWAY US-54

GROSS INCOME \$73,140

OPERATING EXPENSES \$10,236

NET OPERATING INCOME \$62,904

CAP RATE 9.32%

EMPOWERMENT ZONE YES



CONTACT FOR MORE INFORMATION:

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