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**Ruben Gonzalez**  
REAL ESTATE

**2222 BASSETT AVE**

EL PASO, TX 79901

**\$ 499,950.00**

**2 COMMERCIAL SPACES  
DUPLEX ATTACHED**

**3087 SF  
9000 SF LOT**

**THE  
RIGHT  
MOVE**  
Real Estate Group, LLC



It's The Right Move to do Business With Us!

# Stunning Commercial Property with Attached Duplex – A Perfect Investment Opportunity!

## Property Overview:

Unlock the potential of this commercial property, featuring a versatile space designed for success. This unique offering includes a restaurant option or a kitchen alongside premium retail space. With an updated one-bedroom duplex for added convenience or rental income. Nestled near the interstate and international ports of entry, this property is ideal for entrepreneurs and investors alike.

## Key Features:

**Versatile Commercial Space:** Whether you're dreaming of opening a trendy restaurant or seeking a retail location, this property is adaptable to meet your business needs. The spacious kitchen is ready for culinary creativity, while the adjacent retail space offers excellent exposure and foot traffic.

**Charming Duplex:** The modern, updated one-bedroom duplex is perfect for owner-occupancy, guest housing, or rental income. Enjoy the comforts of home with a cozy courtyard that invites relaxation. The duplex is well-appointed and has been meticulously maintained to ensure a worry-free living experience.

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**Private Gated Parking:** Enjoy the luxury of private gated parking at the rear of the property, providing convenience and security for both you and your customers. Additionally, street parking is available for visitors to access your business.

**Outdoor Oasis:** The inviting courtyard in the duplex provides a serene space for relaxation or outdoor dining, enhancing your living experience and adding to the property's aesthetic appeal. Imagine sipping your morning coffee or entertaining guests in this charming setting.

### Why Invest Here?

This property not only presents an incredible commercial opportunity but also offers the added benefit of housing that generates rental income. Whether you are a seasoned investor or a first-time buyer, this multi-faceted property sets the stage for success. Seize the chance to own this versatile commercial property with an attached duplex, where business meets comfort. Don't miss out on this rare opportunity to create your vision in a prime location. Schedule a viewing today and discover the endless possibilities that await you!

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## Commercial Spaces:

Features two commercial spaces at 1200 SF each

2 Restrooms on blank side | 1 employee restroom on kitchen side

Grease Trap

Kitchen Hood with Fire Suppression System

LED Lighting Throughout

Gated Parking for Fleet or Equipment Storage

## Residential Spaces:

Two One Bedroom Units

Updated Units

One Unit has Laundry Room

Enclosed Entry

Courtyard

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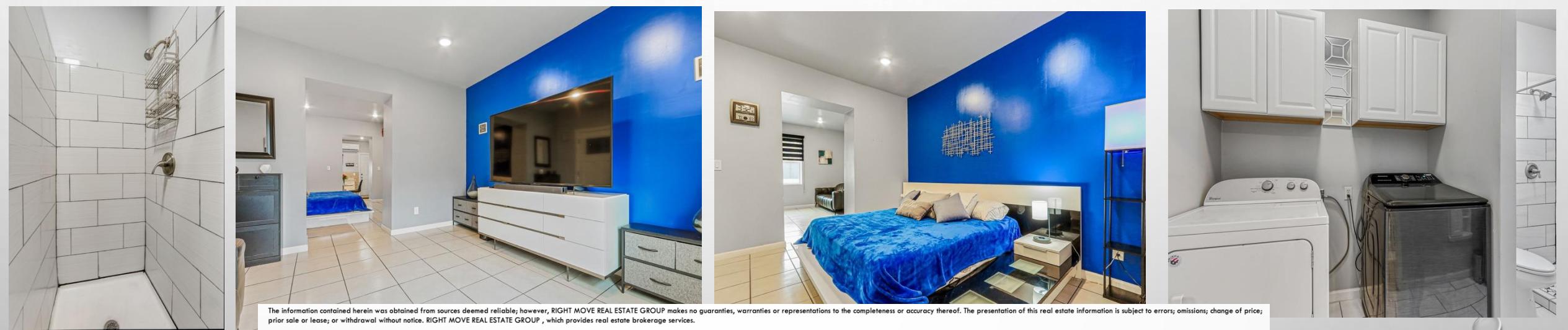
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## Information About Brokerage Services

*Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*



2-10-2025

### TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction;
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

#### THE RIGHT MOVE REAL ESTATE GROUP

|  |             |                               |              |
|--|-------------|-------------------------------|--------------|
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | 9010792     | THERIGHTMOVE.BROKER@GMAIL.COM | 915-253-1966 |
|  | License No. | Email                         | Phone        |

|                           |             |                               |              |
|---------------------------|-------------|-------------------------------|--------------|
| ISABEL ROBLES             | 543619      | THERIGHTMOVE.BROKER@GMAIL.COM | 915-253-1966 |
| Designated Broker of Firm | License No. | Email                         | Phone        |

|   |             |                               |              |
|---|-------------|-------------------------------|--------------|
| ISABEL ROBLES                                 | 543619      | THERIGHTMOVE.BROKER@GMAIL.COM | 915-253-1966 |
| Licensed Supervisor of Sales Agent/ Associate | License No. | Email                         | Phone        |

|                              |             |                         |              |
|------------------------------|-------------|-------------------------|--------------|
| RUBEN GONZALEZ               | 654958      | REALTYBYRUBEN@GMAIL.COM | 915-203-0270 |
| Sales Agent/Associate's Name | License No. | Email                   | Phone        |

Buyer/Tenant/Seller/Landlord Initials Date