

1 ACRE IN THRIVING NORTHEAST  
RETAIL

**SALE**

# Dyer and Wren Hard Corner

**9429 DYER STREET**

El Paso, TX 79924



## PRESENTED BY:

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**LANDRY MCKEE**

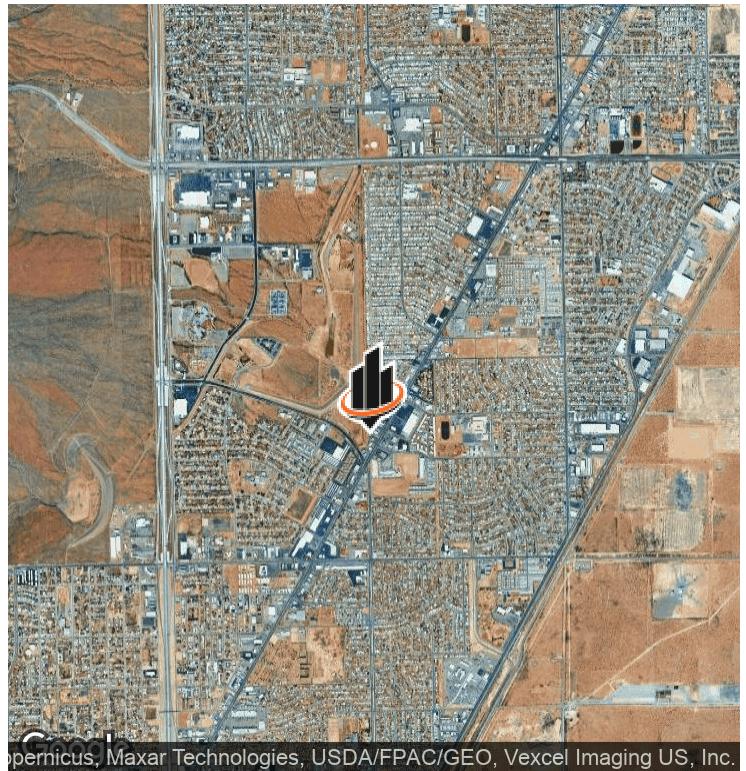
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# PROPERTY SUMMARY



Copernicus, Maxar Technologies, USDA/FPAC/GEO, Vexcel Imaging US, Inc.

## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$1,050,000
<b>NUMBER OF UNITS:</b>	2
<b>LOT SIZE:</b>	1.02 Acres
<b>BUILDING SIZE:</b>	3,370 SF

## PROPERTY DESCRIPTION

This prime retail property offers a 3,370 SF building with 2 units, built in 1977 and tastefully renovated in 2000. Zoned C3, it boasts a convenient location in the thriving Northeast area of El Paso, TX. With 50% occupancy, this investment opportunity presents promising potential for further lease-up and revenue growth. Additionally, it can be delivered vacant, providing a compelling opportunity for a full owner-user or an investor looking to relet and maximize returns. The well-maintained premises and strategic positioning make it an attractive prospect for retail and street retail investors seeking a solid foothold in a dynamic market.

## PROPERTY HIGHLIGHTS

- Chipotle and Chik-fil-a Nearby
- 3,370 SF building
- 2 units
- Renovated in 2000
- Zoned C3
- Northeast area location

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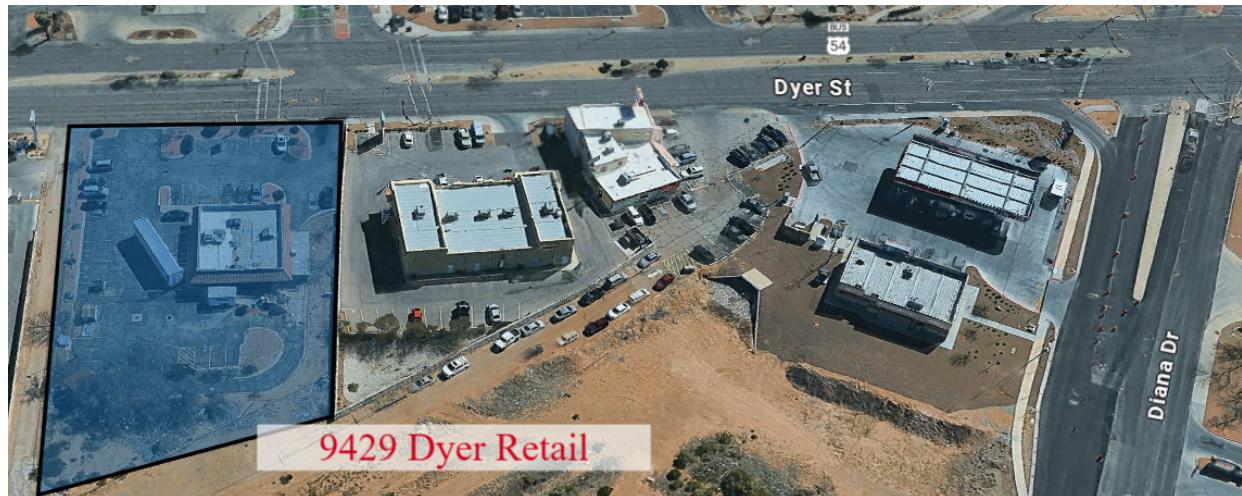
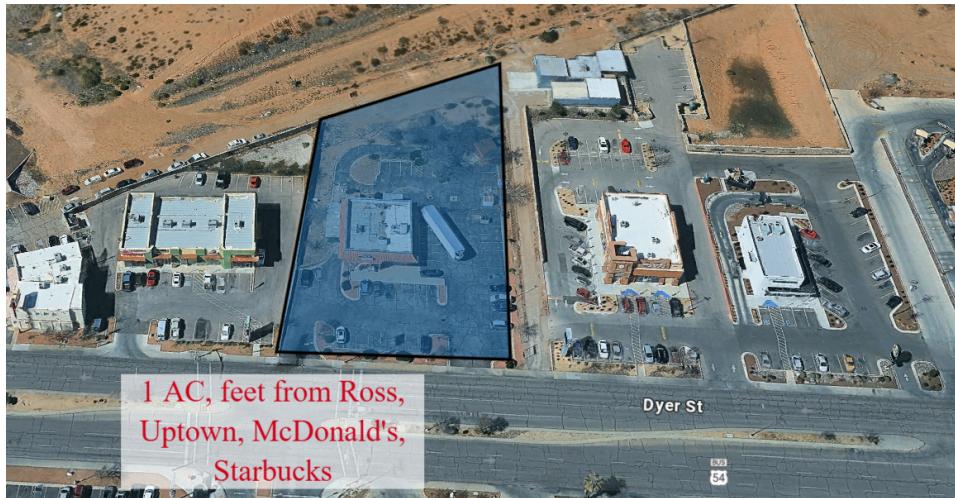
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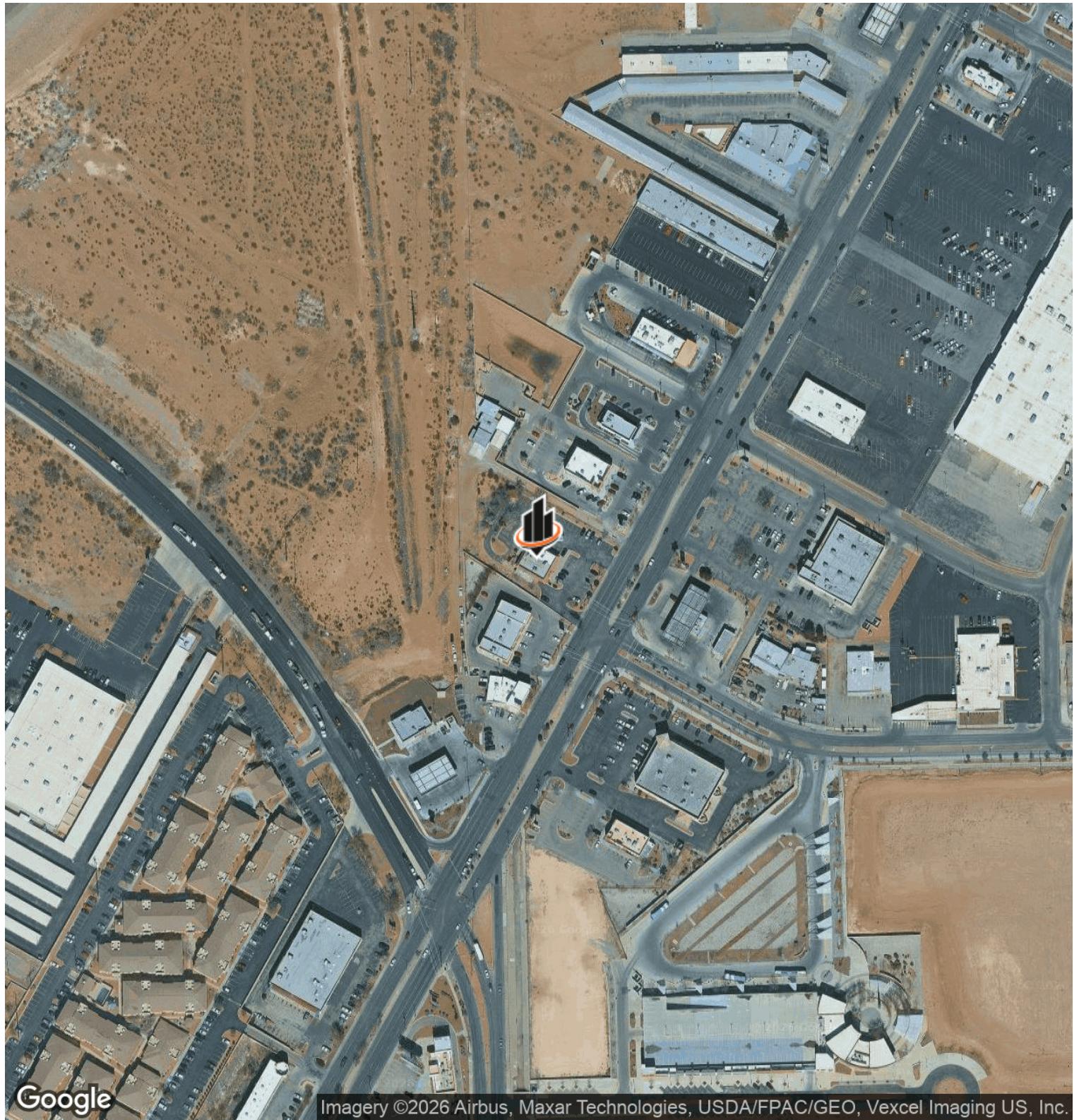
## ADDITIONAL PHOTOS



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## LOCATION MAP



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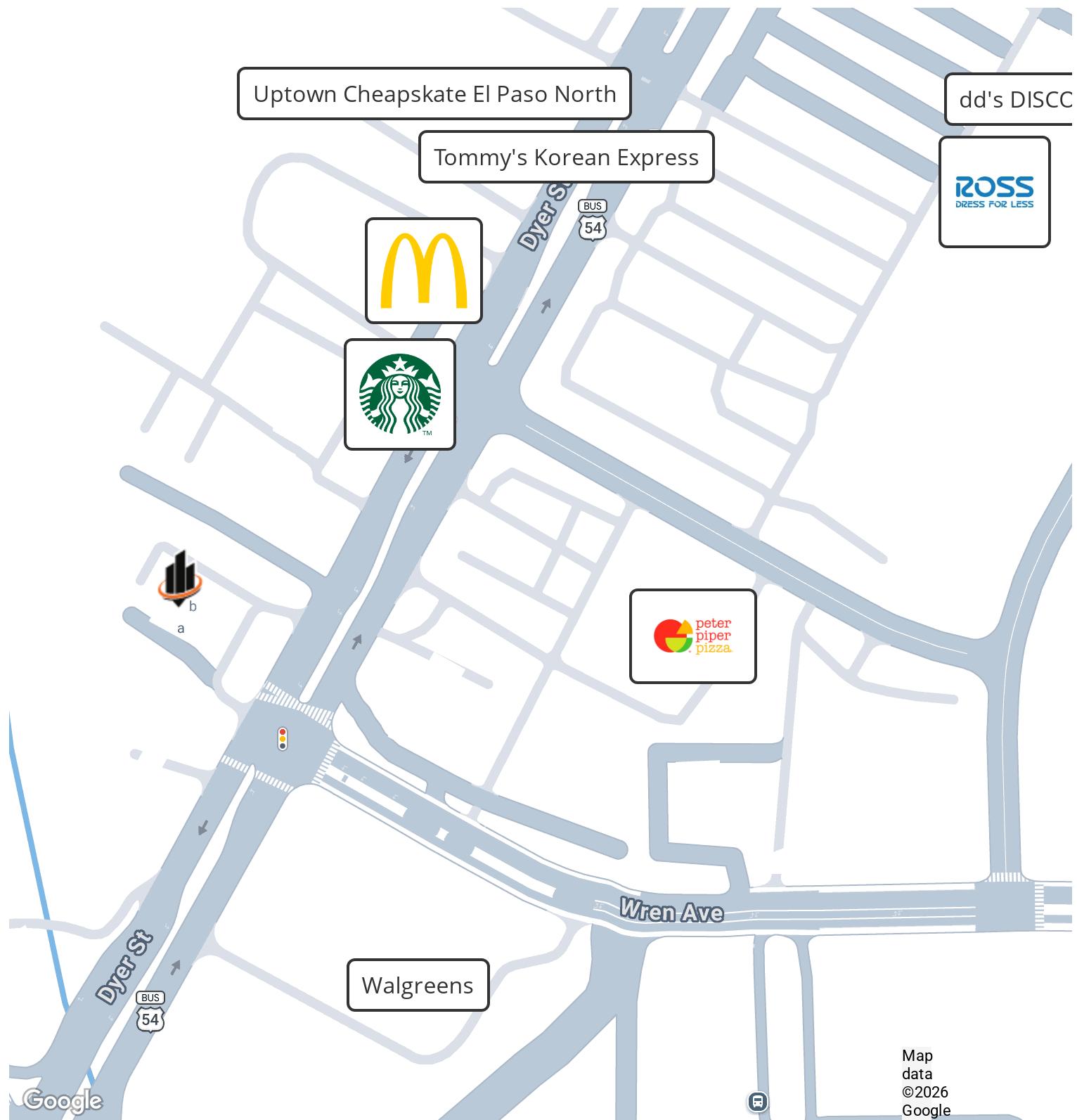
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## RETAIL MAP



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