

AIRPORT AREA PROPERTY FOR SALE

SALE

Office Warehouse FOR SALE

6121 MONTANA AVE

El Paso, TX 79925

PRESENTED BY:

LAURA SALOME, CCIM

Phone: 915.544.6208

C: 915.474.0306

laurasalome@svn.com



PROPERTY SUMMARY

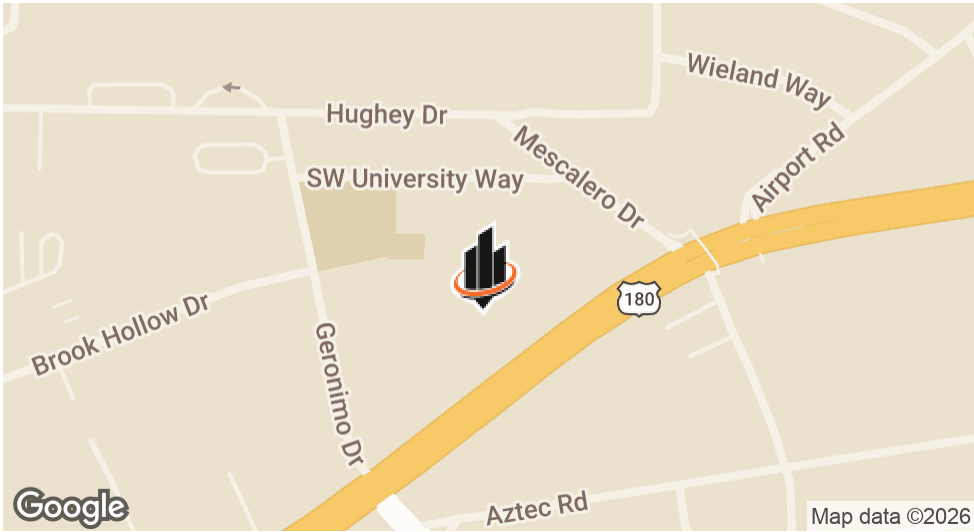


OFFERING SUMMARY

SALE PRICE:	Contact Broker
LOT SIZE:	0.38 Acres
BUILDING SIZE:	6,500 SF
ZONING	C4

LAURA SALOME, CCIM
O: 915.544.6208 | C: 915.474.0306
laurasalome@svn.com

OFFICE WAREHOUSE FOR SALE | 6121 Montana Ave El Paso, TX 79925



PROPERTY DESCRIPTION

This proportioned 6,500 SF property was built in 1986 and thoughtfully renovated in 2010. It presents a perfect building for those needing a small warehouse portion and office or showroom in the remaining. This building is zoned C4 which offers a wide variety of different commercial uses. The warehouse portion is roughly 1500 SF and has two grade level overhead doors on each side of the warehouse.

PROPERTY HIGHLIGHTS

- Very Visible
- Traffic Counts strong and constant on Montana
- Free Standing Signage on Montana
- Walk to Costco

ADDITIONAL PHOTOS



LAURA SALOME, CCIM
O: 915.544.6208 | C: 915.474.0306
laurasalome@svn.com

OFFICE WAREHOUSE FOR SALE | 6121 Montana Ave El Paso, TX 79925

SVN | FORTUNE REAL ESTATE 3

LOCATION MAP



LAURA SALOME, CCIM
O: 915.544.6208 | C: 915.474.0306
laurasalome@svn.com



Information About Brokerage Services

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

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.

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.

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.

SVN Fortune Real Estate

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm Laura Salome, CCIM	License No. 532916	Email laurasalome@svn.com	Phone (915)474-0306
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	

Regulated by the Texas Real Estate Commission

TXR-2501

SVN Fortune Real Estate, Inc., 214 W. Franklin Ave. El Paso TX 79901

Laura Salome

Information available at www.trec.texas.gov

IABS 1-0 Date

Phone: 915-474-0306

Fax: 915-533-3413

9411 Dyer LEASE

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com