



FOR SALE

AVAILABLE SPACE
32,000

CALL LISTING AGENT FOR
MORE INFORMATION

Jorge E. Nieves
JNieves@REPcre.com
915.790.9757

PROPERTY HIGHLIGHTS

The Historic Trost Abdou Building: A Unique Investment Opportunity

Welcome to 115 N Mesa, a prestigious Trost historical building nestled in the heart of El Paso, TX. This iconic property offers a seamless blend of charm and modernity, making it a coveted investment opportunity. Currently fully leased, this gem boasts a dynamic mix of multifamily and retail spaces.

Key Features:

- 1. Trost Architectural Legacy:** Designed by the renowned Trost & Trost architectural firm, this building stands as a testament to El Paso's rich history. The meticulously preserved exterior exudes timeless elegance, capturing the essence of a bygone era.
- 2. Prime Location:** Situated on N Mesa, this property enjoys a central location in El Paso, ensuring high visibility and foot traffic. Its proximity to key amenities, entertainment venues, and business districts enhances its appeal for both residents and retailers.
- 3. Fully Leased:** Investors will appreciate the stability and income potential of a fully leased property. The current mix of multifamily and retail tenants ensures a diversified revenue stream, mitigating risks and maximizing returns.
- 4. Multifamily Residences:** The property features thoughtfully designed multifamily units that cater to modern living preferences. Tenants enjoy a harmonious blend of historic charm and contemporary conveniences, creating a unique and desirable living experience.
- 5. Retail Spaces:** The retail component of the building presents an excellent opportunity for businesses to thrive in a vibrant and bustling community. With a diverse range of retail spaces, this property is poised to attract a variety of businesses, enhancing the overall appeal of the investment.
- 6. Proven Investment Potential:** El Paso's real estate market has shown resilience and growth, making this property a strategic addition to any investment portfolio. The combination of historic significance, full occupancy, and a prime location positions 115 N Mesa as a valuable asset with long-term potential.

This is a rare chance to own a piece of El Paso's history while enjoying the financial benefits of a fully leased, multifaceted property. Don't miss out on this opportunity to invest in a Trost historical building that seamlessly marries the past with the present. Contact us today to schedule a private viewing and explore the potential of 115 N Mesa



AREA TRAFFIC GENERATORS



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DEMOGRAPHIC SNAPSHOT 2023



51,472
 POPULATION
 3-MILE RADIUS



\$45,484
 AVG HH INCOME
 3-MILE RADIUS



\$26,205
 MEDIAN HH
 INCOME



TRAFFIC COUNTS
 N MESA ST: 7,716 VPD
 TEXAS AVE: 1,034 VPD
 (TDT)







INFORMATION ABOUT BROKERAGE SERVICES



11-2-2015

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 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.

<u>ELP REAL ESTATE GROUP LLC DBA REPCRE</u> Broker Firm Name	<u>693047</u> License No.	<u>CGAMBOA@REPCRE.COM</u> Email	<u>915.422.2242</u> Phone
<u>CHRIS GAMBOA</u> Designated Broker of Firm	<u>693047</u> License No.	<u>CGAMBOA@REPCRE.COM</u> Email	<u>915.422.2242</u> Phone
<u>Associate's Name</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>

6006 N. Mesa Ste 110 | El Paso, TX 79912 | 915.422.2242

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov