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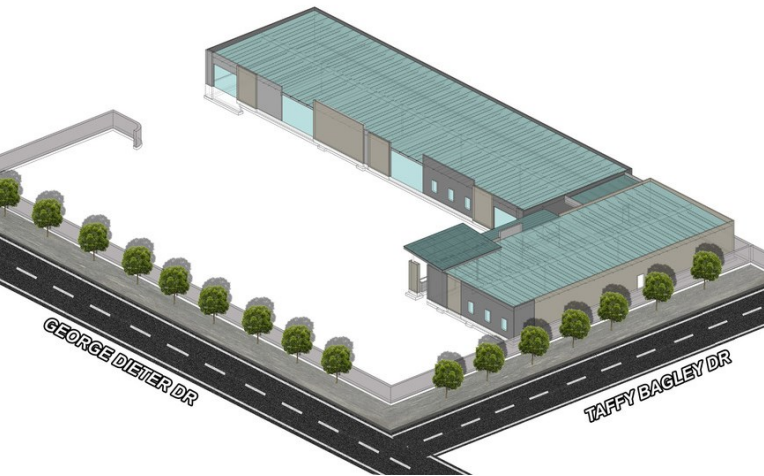


New Construction Medical Office Condominiums

1397 GEORGE DIETER, EL PASO, TEXAS 79936



COMMERCIAL • OFFICE • FOR SALE



SALE PRICE **\$2,425,177**
 SALE TYPE **OWNER USER**
 ZONING **C1**
 BLDG TYPE **MULTI-TENANT**
 CLASS **A**
 STATUS **UNDER CONSTRUCTION**

YEAR BUILT **2018**
 STORIES **1**
 VACANCY **80%**
 GROSS BLDG **16,725 SQFT**
 LAND AREA **1.24 ACRES**
 MARKET **EAST**
 SUB-MARKET **FAR EAST**

- New Construction
- Price includes Grey Shell, Utilities up to building (all separately metered), and single angle roof frames as pre determined locations for HVAC Units
- Owners build Equity in Real Estate • Medical, Retail, and Rooftops in Immediate Area
- Adjacent Highland Rehab Hospital and Across Foundations Hospital
- In between Del Sol Hospital and Sierra Providence East Hospital • Minutes from I-10 and Montana
- Affordable Property Owner Association Fees • Two Spaces Remain: 2322 SF and 1478 SF

Fee Simple sale of newly constructed Medical Office Condominiums. Property Owners Association fees will be billed monthly and will include common area utilities, management, parking lot, and landscape services, marquis sign maintenance, reserves, and common area taxes and insurance.

North of I-10, West of Loop 375, and South of Montana Ave, this address is perfect for the medical provider who wishes to be close to everything. The immediate area is characterized by other medical, strong retail, and the most populated zip code in our nation.