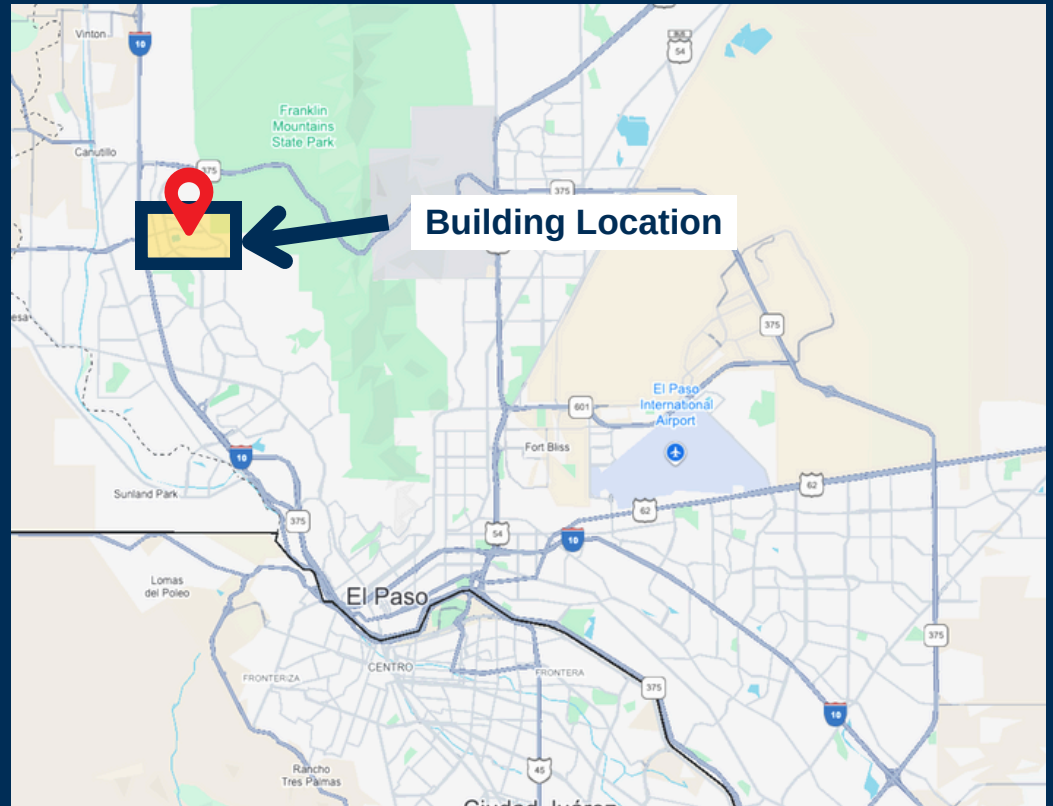




**7761 Canyon Creek Avenue**  
**5,000 SF Shell Building**  
**FOR SALE**

# Location

- 7761 Canyon Creek Avenue, El Paso, Tx 79912
- Northwest El Paso
- Major Intersections within 1 mile radius
  - Resler and Paseo Del Norte
  - Paseo Del Norte and Northwestern Dr.
  - Paseo Del Norte and I-10
  - Resler and Helen of Troy
- Major Developments within 1 mile radius
  - West Towne Market Place
  - Canyons at Cimarron
- Less than 2 miles away
  - The Hospitals of Providence Transmountain Location
  - Transmountain Dr.
    - Provides easy access to NE and East El Paso



# Building Details

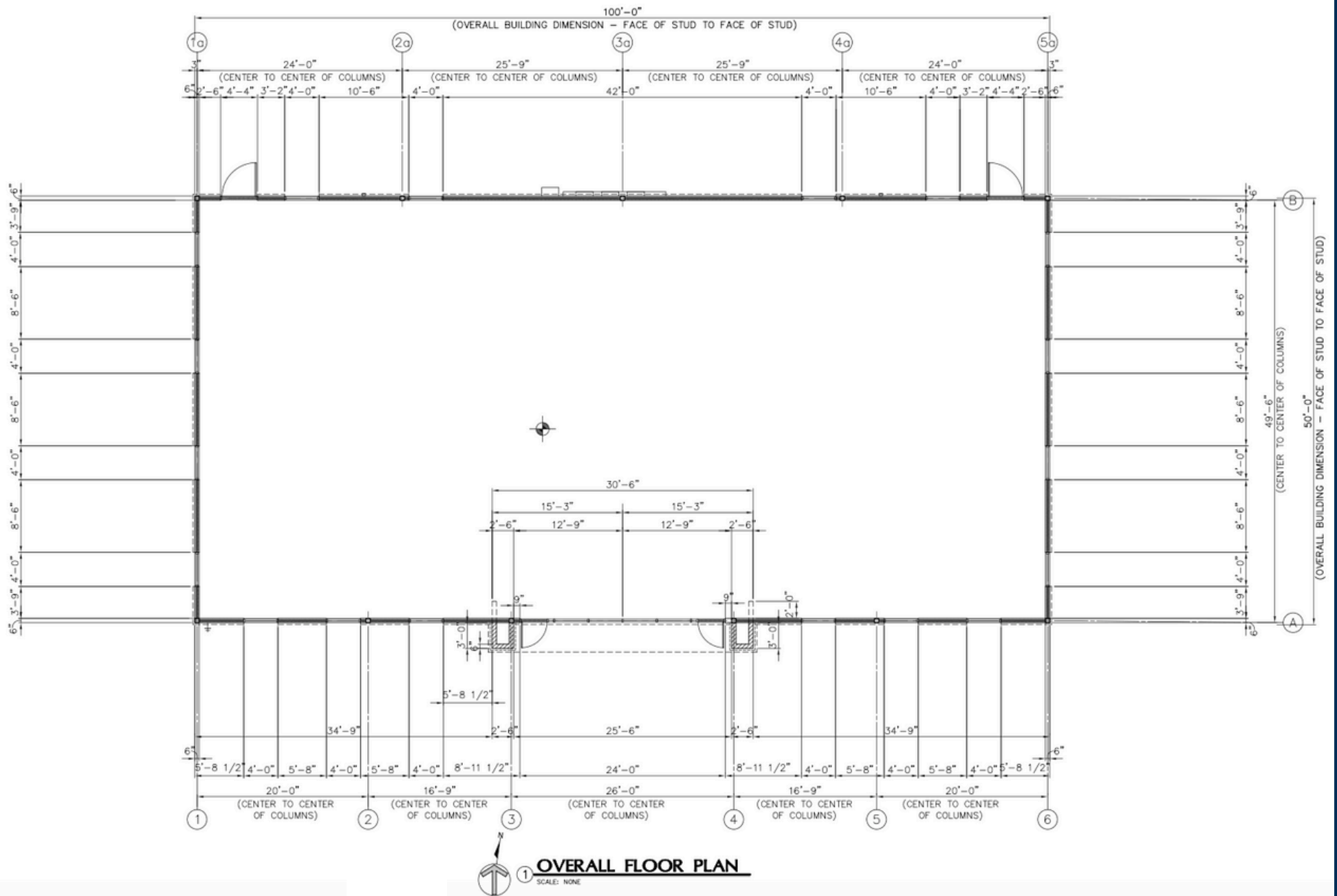
- Cold Dark Shell with no Building Slab
- Zoning: C-4
- Building Size: 5,000 S.F. (50' x 100')
- Divisible into multiple spaces
- Land Size: 0.721 Acres (31,406.76 S.F.)
- All utilities stubbed into building
- Parking Ratio: 7:1 (36 parking spots)
- Clear Height: 12' - 9"
- Low maintenance landscape
- Power available: 400 Amp Service
  - Can be expanded to 800 Amp Service
- Roof System: 60 MIL TPO with R-25 Value
- 2 front doors designed for 2 tenants
  - Can be retrofitted to 1 double door entry
- 2 rear 4' x 7' entry doors
- Conventional metal stud framing



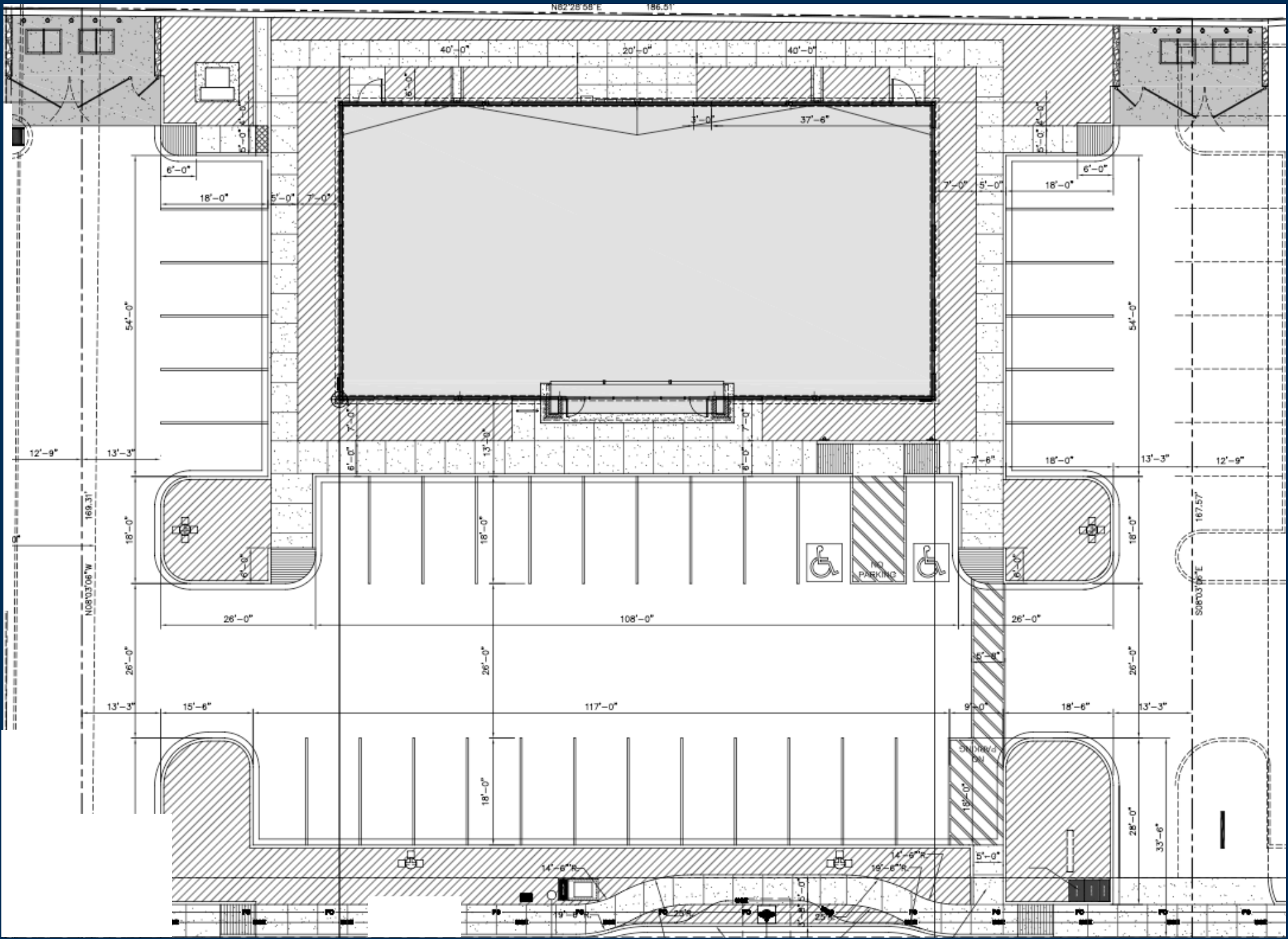
Birds Eye View Rendering



Building Rendering



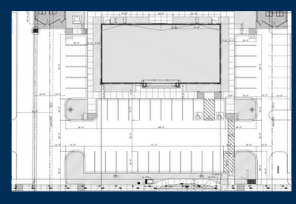
Building Floor Plan



Building Site Plan



**Building Location**



**Aerial**



**Building Rendering**



# Contact Information



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