



# FOR SALE OR LEASE

## EASTSIDE SERVICE STATION PROPERTY

6060 TROWBRIDGE, EL PASO-EAST



### PROPERTY HIGHLIGHTS

- Building is 1,296 Square Feet Set on 13,068 Square Feet of Land
- C-3 Zoning
- Located at a Centralized Location at the Corner of Trowbridge Dr. and Clark Dr., Exit 23 and 24 off I-10
- East Side Gas Station Comes Complete with a Convenience Store and Mechanics Shop
- Include Gas Pumps, Garage and Inspection Equipment
- A Great Opportunity for a Small Business Owner.

### TRAFFIC COUNT

**10,600+** At Trowbridge Dr. and Clark Dr.  
per day

### NEARBY

**Downtown El Paso, Fort Bliss, El Paso Airport, Bassett Place Mall, Western Refining, Interstate 10**

