



COMMERCIAL PROPERTY FOR SALE

1228 Wyoming Ave
±6,460 SF

EL PASO, TX 79901

FOR MORE INFORMATION, PLEASE CONTACT



J.C. Weiss
Associate

915.213.7794 Office
jc@sonnybrown.com

CENTRALLY LOCATED MIXED-USE PROPERTY
WITH OFFICE/WAREHOUSE AND MULTI-
FAMILY SPACES. SITE IS FLEXIBLE FOR
OWNER USER OR INVESTOR.

CALL FOR PRICING INFORMATION

The information contained herein has been obtained from sources deemed reliable; however, no guaranty or warranty can be made as to its accuracy, completeness or adequacy of this information. All offerings are subject to prior lease or withdrawal from the market without notice. All images shown are conceptual and designs are subject to change.



1228 Wyoming Ave

1228 WYOMING AVE, EL PASO, TX 79901

PROPERTY FEATURES

PROPERTY DESCRIPTION

1228 Wyoming Ave offers approximately 6,460 SF of mixed use property in Central El Paso. The property includes a reception area, two large office or open work areas, kitchen/breakroom, storage area, two restrooms, and a rear warehouse area with grade-level roll-up door access and warehouse ramp access.

The second floor provides living space or potential additional usable area, subject to buyer verification, zoning, code compliance, and applicable approvals. The property may support office, service, back-office, light storage, creative, or owner-user operations seeking a central location near Downtown El Paso, the Medical Center, and I-10.

HIGHLIGHTS

- ±6,460 SF commercial flex property available for sale
- Central air system and concrete flooring throughout the main commercial area
- ADA accessible features, including restrooms, entrance, and rear parking
- Potential owner-user opportunity with flexible space for business operations
- Combination of office, support, and warehouse functionality within one property
- Central El Paso location with access to nearby business, medical, and downtown corridors
- C-4 SP zoning supporting a range of commercial uses

COMMERCIAL PROPERTY PROPERTY FOR SALE:

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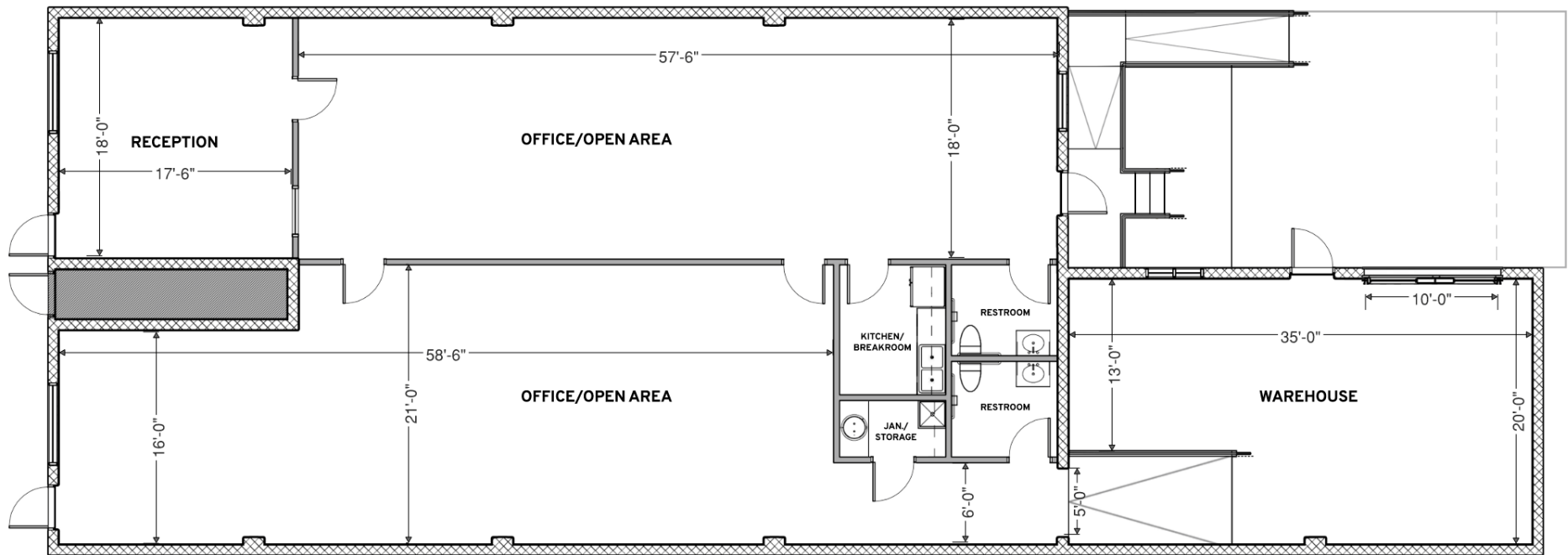
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1ST FLOOR: ±3,580 SF

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Disclaimer: This floor plan is an approximate layout of actual layout and measurements, and doesn't claim to be accurate of real layout or measurements

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2ND FLOOR: ±2,880 SF

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(3) RESIDENTIAL SPACES

Studio: Living room/kitchen, bathroom, and single room.

Apartment 2: Living room/Kitchen, Master room, laundry machine, (2) Bunk rooms, (2) bathroom.

Apartment 3: Living room/Kitchen, laundry machine, (2) Bedrooms, (2) bathroom.



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ADDITIONAL PHOTOS

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Two large open office areas with central air



Rear grade-level roll-up door and ADA accessible entrance



Kitchen and breakroom area



Concrete Floors with warehouse ramp access



Two ADA Restrooms

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AERIAL VIEW



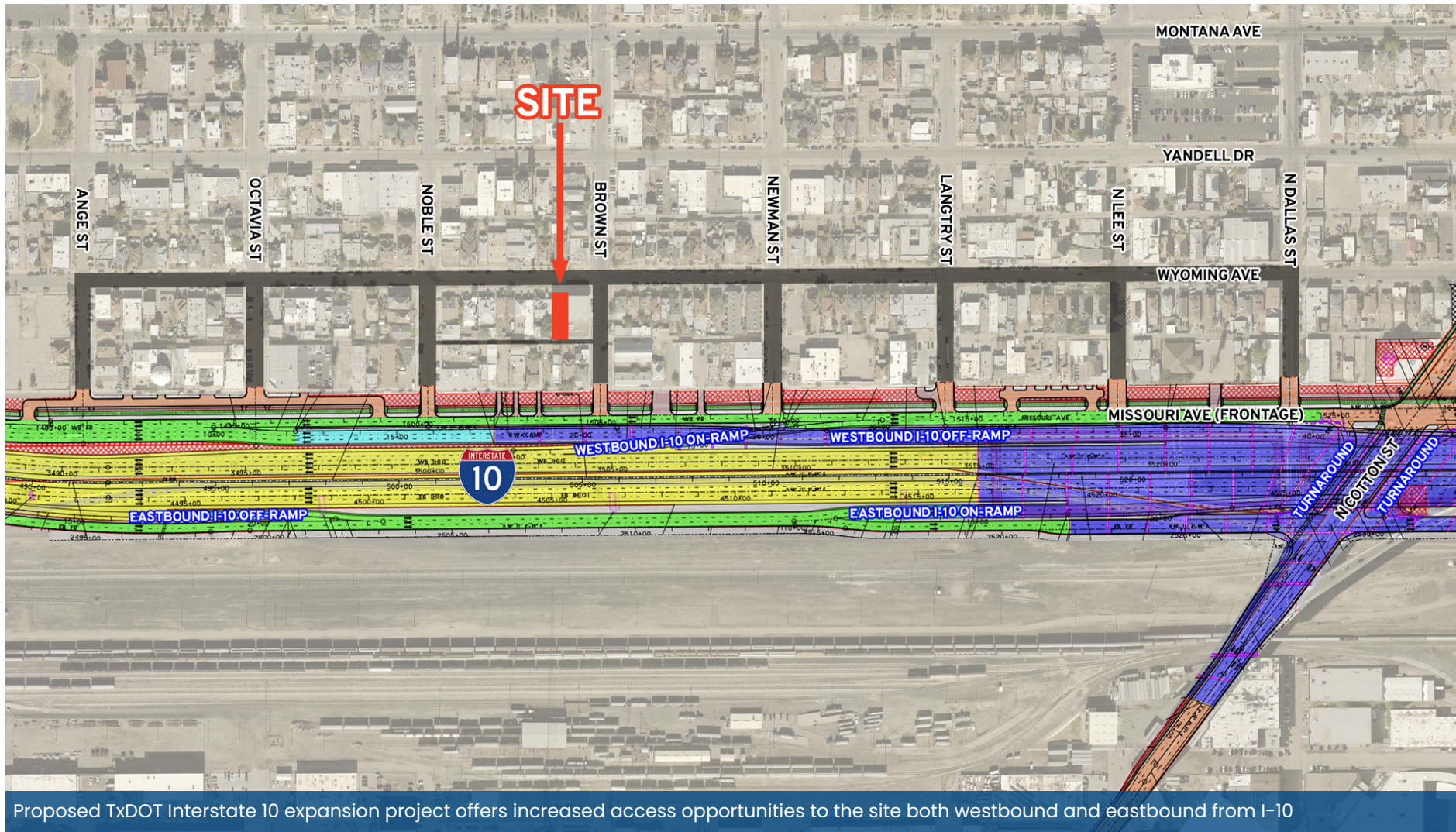
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PROPOSED I-10 EXPANSION



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The image is an aerial map of El Paso, Texas, with various business and institutional logos overlaid. The logos are arranged in a grid-like fashion across the map. The logos include:

- Top Left:** The Hospitals of Providence Children's Hospital, The Hospitals of Providence, Las Palmas Medical Center.
- Top Center:** A large white box containing the logos of The Hospitals of Providence, Kindred Hospital El Paso, and PAM HEALTH REHABILITATION HOSPITAL.
- Top Right:** A large white box containing the logos of The Hospitals of Providence, Kindred Hospital El Paso, and PAM HEALTH REHABILITATION HOSPITAL.
- Middle Left:** UTEP (University of Texas at El Paso).
- Middle Center:** Kika's Kitchen, accá, TRONETA, Holiday Inn Express, AN IHG HOTEL.
- Middle Right:** SALT + HONEY BAKERY CAFE.
- Bottom:** COFFEE BOX, DTP, HOUSE COFFEE, WESO.

The map shows major streets like N Stanton, N Virginia, N Santa Fe, and E Missouri, as well as highways 10 and 20. The map is labeled with "Google" in the bottom left corner.



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Information About Brokerage Services

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

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

<u>Sonny Brown Associates</u>	<u>9010301</u>	<u>will@sonnybrown.com</u>	<u>(915)584-5511</u>
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
<u>Will C. Brown, Broker, SIOR</u>	<u>042911</u>	<u>will@sonnybrown.com</u>	<u>(915)584-5511</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Will C. Brown, Broker, SIOR</u>	<u>042911</u>	<u>will@sonnybrown.com</u>	<u>(915)584-5511</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>James Cody Weiss</u>	<u>812179</u>	<u>jc@sonnybrown.com</u>	<u>(915)584-5511</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov