



AAA REAL ESTATE & INVESTMENTS

PRIME COMMERCIAL PROPERTY



LOCATION: 606 E. Expressway 83, McAllen, TX

SIZE: 1 Acre (Approx.)

RENTABLE AREA: 5,380 Sq. Ft.

UTILITIES: City of McAllen

VISIBILITY: Excellent

ACCESSIBILITY: Excellent

LEASE RATE: ~~\$16,140.00 Monthly~~ **REDUCED TO \$12,000.00 MONTHLY**
~~\$193,680.00 Annual~~ **REDUCED TO \$144,000.00 ANNUAL**

COMMENTS: Excellent location near retail shopping centers. High traffic count in the heart of McAllen. Perfect Commercial/Retail site.

For More Information, Contact:
Adrian A. Arriaga, CCIM, CIPS

SOLD