



LIVE, WORK,
PLAY!

\$488,000

1 Fenced Acre
Office, Shop, & 2 Sheds

779 HWY 181
Elephant Butte, NM 87935

Located 2.9 miles west of
Marina Del Sur at the lake and 2
miles east from I-25.



Asking Price:	\$488,000
Acres:	1
Shop SF:	±3,150
Office SF:	±1,080
UPC:	3021075254404

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Information is deemed reliable, but not guaranteed.

DETAILS:

- Office has porcelain tile throughout, full kitchen, ADA bathroom with plumbing to add a shower, 2 private offices and a conference room. The walls are beautifully textured. There is a washer dryer hook up and canister lighting as well.
- Shop with 8 foot clear height on both sides, 9'9" clear height in the center. Excellent shop for automotive or woodworking hobbies or construction trades.
- The property is fenced on a full acre with well 167 ft deep and septic (which was installed to code in 2017 but not permitted).
- Two sheds: 1225 SF and 500 SF.
- Propane tank of 500 gallons which when full will last all year.

