

# Property Details

CONTROL: Exclusive  
VALUE: \$300,000  
LOAN: \$0  
EQUITY: \$300,000

TITLE: Flexible Commercial Property on Socorro's Main Street  
TYPE: Retail/Commercial

HAVE: This 2,424 SF single-story building offers a flexible layout with six offices, a kitchen. Property includes front and rear parking plus a charming courtyard, making it ideal for office, retail, or professional service use along Socorro's main corridor.

ADDRESS: 300 California St., Socorro, New Mexico

BENEFITS TO NEW OWNER: Versatile 2,424 SF building on .27 acres with front and rear parking, a private courtyard, and excellent visibility—perfect for office, retail, or professional use in Socorro's main commercial corridor.

GROSS SCHEDULED INCOME: \$33,936 Projected  
VACANCY LOSS: \$1,697  
GROSS EFFECTIVE INCOME: \$0  
EXPENSES: \$2,492  
NOI: \$29,747  
DEBT SERVICE: \$17,964  
CASH FLOW: \$11,783  
CAP RATE: 9.92%



BENEFITS SOUGHT: Cash in on some of the real estate portfolio.

CAN ADD: 202 California St. Socorro, NM & 216-218 California St. Socorro, NM

REMARKS: This property is Co-listed with Kathleen Griego Cell: 505-573-4347 email: kathleengriego@yahoo.com

OWNER:

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