Property Details

VALUE: \$275,000 **CONTROL: Exclusive**

LOAN: \$0

EOUITY: \$275,000

TITLE: Side-by-Side Commercial Parcels with Exceptional Visibility

TYPE: Retail/Commercial

Located in the heart of Socorro's main commercial corridor, 216 & 218 S.

HAVE: California Street offer a rare opportunity to own side-by-side parcels

totaling 1.225 acres with 2,805 square feet of commercial space.

216&218 California St., Socorro, New Mexico ADDRESS:

Two adjoining parcels totaling 2,805 SF on 1.225 acres, offering great BENEFITS TO NEW

visibility, ample parking, and strong income potential. Located on Socorro's **OWNER:**

main corridor, this property provides stable returns and future

development potential.

GROSS SCHEDULED INCOME: \$39,264 Projected

VACANCY LOSS: \$1,963 GROSS EFFECTIVE INCOME: \$0 **EXPENSES:** \$9,515 \$27,786 NOI: **DEBT SERVICE:** \$16,464 CASH FLOW: \$11,322 CAP RATE: 10.10%



BENEFITS SOUGHT: Looking to cash in on some of the portfolio.

202 California St. Socorro, NM & 300 California St. Socorro, NM. CAN ADD:

This property is Co-listed with Kathleen Griego Cell: 505-573-4347 email: **REMARKS:**

kathleengriego@yahoo.com

OWNER:

COUNSELOR: Angelo Mora Phone: 5059032040

9998 Montgomery Blvd. NE Suite Cell: 5059032040

Email: angelo@keywayproperties.net Albuquerque, New Mexico, 87111