

Property Details

CONTROL: Exclusive VALUE: \$275,000
LOAN: \$0
EQUITY: \$275,000

TITLE: Side-by-Side Commercial Parcels with Exceptional Visibility
TYPE: Retail/Commercial

HAVE: Located in the heart of Socorro's main commercial corridor, 216 & 218 S. California Street offer a rare opportunity to own side-by-side parcels totaling 1.225 acres with 2,805 square feet of commercial space.

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

BENEFITS TO NEW OWNER: Two adjoining parcels totaling 2,805 SF on 1.225 acres, offering great visibility, ample parking, and strong income potential. Located on Socorro's 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
NOI: \$27,786
DEBT SERVICE: \$16,464
CASH FLOW: \$11,322
CAP RATE: 10.10%



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

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

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

OWNER:

COUNSELOR: Angelo Mora
9998 Montgomery Blvd. NE Suite
B
Albuquerque, New Mexico, 87111

Phone: 5059032040
Cell: 5059032040
Email: angelo@keywayproperties.net