

Property Details

CONTROL: Exclusive

VALUE: \$275,000

LOAN: \$0

EQUITY: \$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. California Street offer a rare opportunity to own side-by-side parcels totaling 1.225 acres with 2,805 square feet of commercial space.

HAVE:

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