

Property Details

CONTROL: Exclusive VALUE: \$287,000
LOAN: \$0
EQUITY: \$287,000

TITLE: 27,000 sqft secure lot with 1500sqft Building in Moriarty, NM
TYPE: Retail/Commercial
HAVE: 1500sqft free standing metal building on large secure lot with metal and chain link fencing. High visibility on historic rt 66 and easy access just off the I-40 exit. C-2, heavy commercial, zoning.

WEBSITE URL: [https://search.viewnewmexicohomes.com/idx/details/listing/c038/1102554/817-Us-Route-66-Moriarty-NM#/
ADDRESS: 817 US Route 66, Moriarty, New Mexico](https://search.viewnewmexicohomes.com/idx/details/listing/c038/1102554/817-Us-Route-66-Moriarty-NM#/)

BENEFITS TO NEW OWNER: Creative seller

GROSS SCHEDULED INCOME: \$26,400 Projected
VACANCY LOSS: \$1,320
GROSS EFFECTIVE INCOME: \$0
EXPENSES: \$3,960
NOI: \$21,120
DEBT SERVICE: \$0
CASH FLOW: \$21,120
CAP RATE: 7.36%

BENEFITS SOUGHT: Cash flow, developable residential land, residential property.

MOTIVATION: This asset is out of the sellers realm of expertise. Would like to free up cash for land development, or finance for cash flow.

CAN ADD: Residential lots on New Mexico(Santa Theresa), Tx(El Paso) boarder, cash, owner financing.

REMARKS: This property has been an office for an engineering firm, a daycare, and most recently a cannabis grow. Seller is a NM licensed broker.

OWNER: Margarita Polin

COUNSELOR: Brandon Sanchez Phone: 505-384-3042
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