

# For SALE or LEASE

## MULTI-PURPOSE PROPERTY

1656 Hwy 60 84 Clovis, NM



**R1 COMMERCIAL**  
REAL PEOPLE, REAL SUCCESS, ONE FAMILY

Steve Kraemer, CCIM  
[steve.kraemer@R1commercial.com](mailto:steve.kraemer@R1commercial.com)

505-417-5214



**Sale Price: \$1,750,000**

(\$120.68/sf)

**Lease Rate: \$4900/month + NNN**

(\$4.05/sf)

**Building Size: 14,501 SF**

**Land Size: 3 acres**

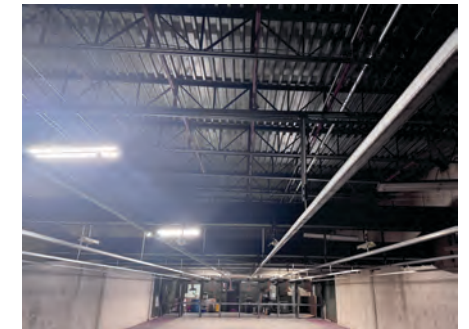
#### Features:

- Existing well with 3 acre-feet of water rights
- On septic system
- 20' ceiling height
- 16' clear height
- 600 AMP, 480 Volt, 3-Phase

1656 US 60 84 Clovis, NM is an approximately 14,501 square-foot facility located in Curry County, New Mexico just west of Clovis, NM and directly across from Cannon Air Force Base. Its current configuration is an indoor shooting range in the front and west side of the building, with an axe-throwing business, complete with a bar and lounge, on the east portion of the property. It sits on 3 acres which provides ample parking as well as an opportunity for storage of vehicles, equipment or an addition to the building.

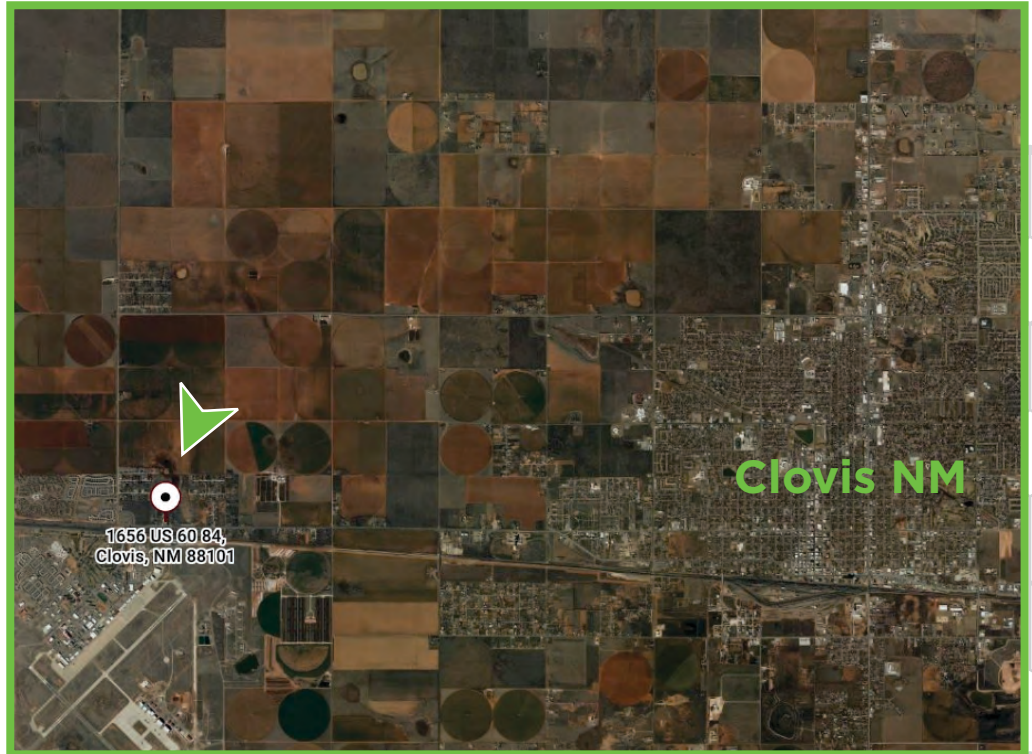
The property is perfect for an entrepreneur looking to take over the shooting range/axe throwing concept, or an established or growing business looking for a quality building for a low price or tenant-friendly lease rate.

The property has a myriad of possibilities for reconfiguration. It lends itself to many uses, including indoor/outdoor storage, warehouse/distribution, a contractor's yard, equipment sales/rentals, cannabis production and retail and many others. With 480-volt/3-phase 600 AMP service it can accommodate businesses with heavy power needs.

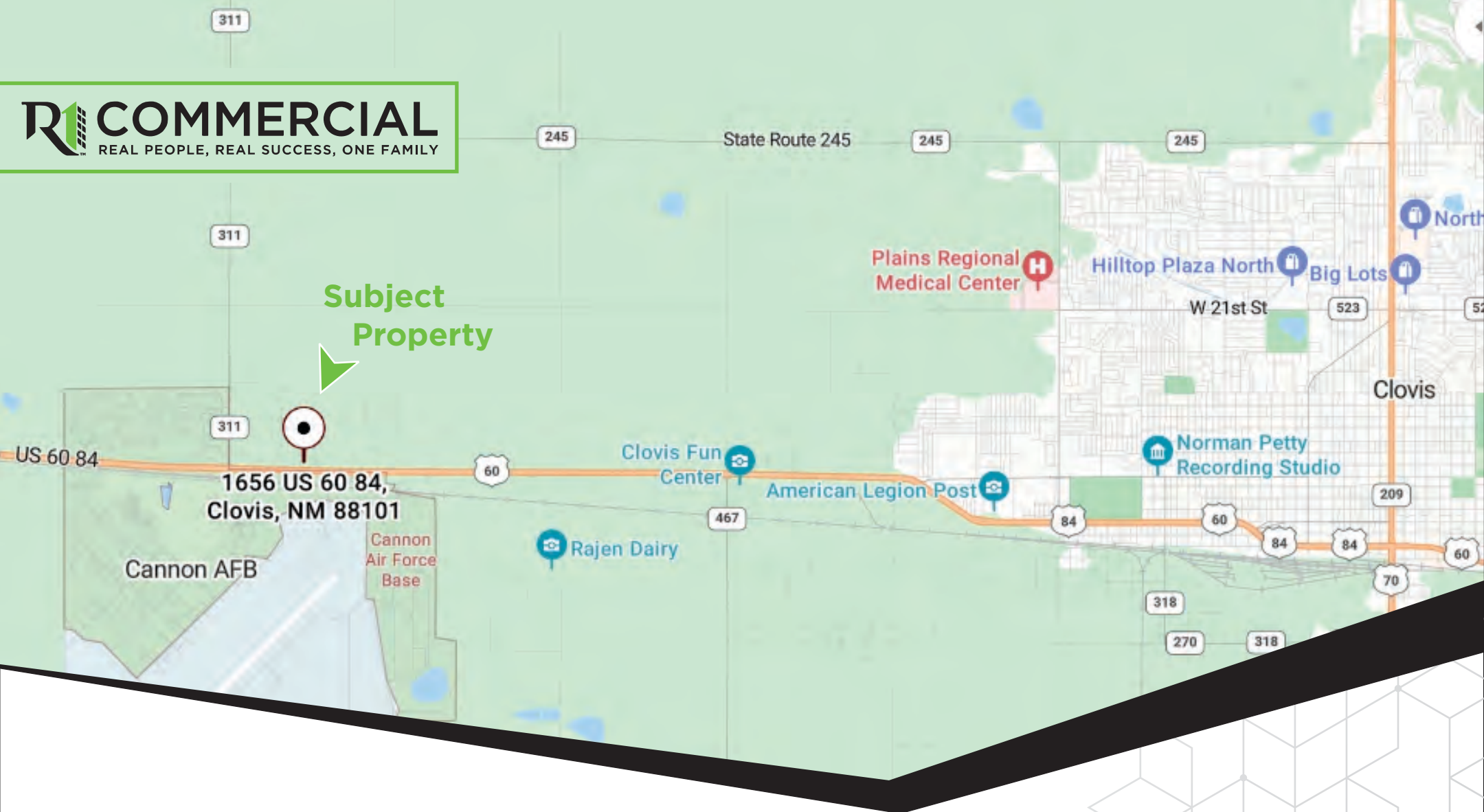




# LOCATION MAP



1656 Hwy 60 84 Clovis, NM



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**steve.kraemer@R1commercial.com**

**505-417-5214**

4121 Wyoming Blvd NE

Albuquerque, NM 87111

505-405-78012

The information contained herein is believed to be reliable. However, we have not verified it and cannot make any guarantees, warranty or representation about it. It is the potential tenant/buyer responsibility to confirm its accuracy independent of this marketing material. You and your counsel are advised to carefully investigate the property to determine that it is suitable for your needs.