



Colliers

For Sale or Lease

5 Camino Karsten
Algodones, NM 87001

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Property Profile

Details

Sale Price	\$2,750,000
Lease Rate	\$32.00 PSF
Lease Type	Full Service for 1,500 SF NNN for full building
Space Available	± 1,500 - 5,920 SF
Lot Size	3.99 Acres
Zoning	RC (Rural Commercial District)

Features

- Turn Key Veterinary
- Several exam rooms
- X-Ray room with lead walls
- Surgical rooms
- Kennels rooms
- Double doors and clear heights to allow for large animals.
- Infrastructure for oxygen
- Washer/Dryer hook ups
- Dog Run as well as plenty of acreage for large animals or for other kinds of storage.
- Roof replaced partially in 2021 and partially in 2024
- New septic and drainfield constructed in 2023

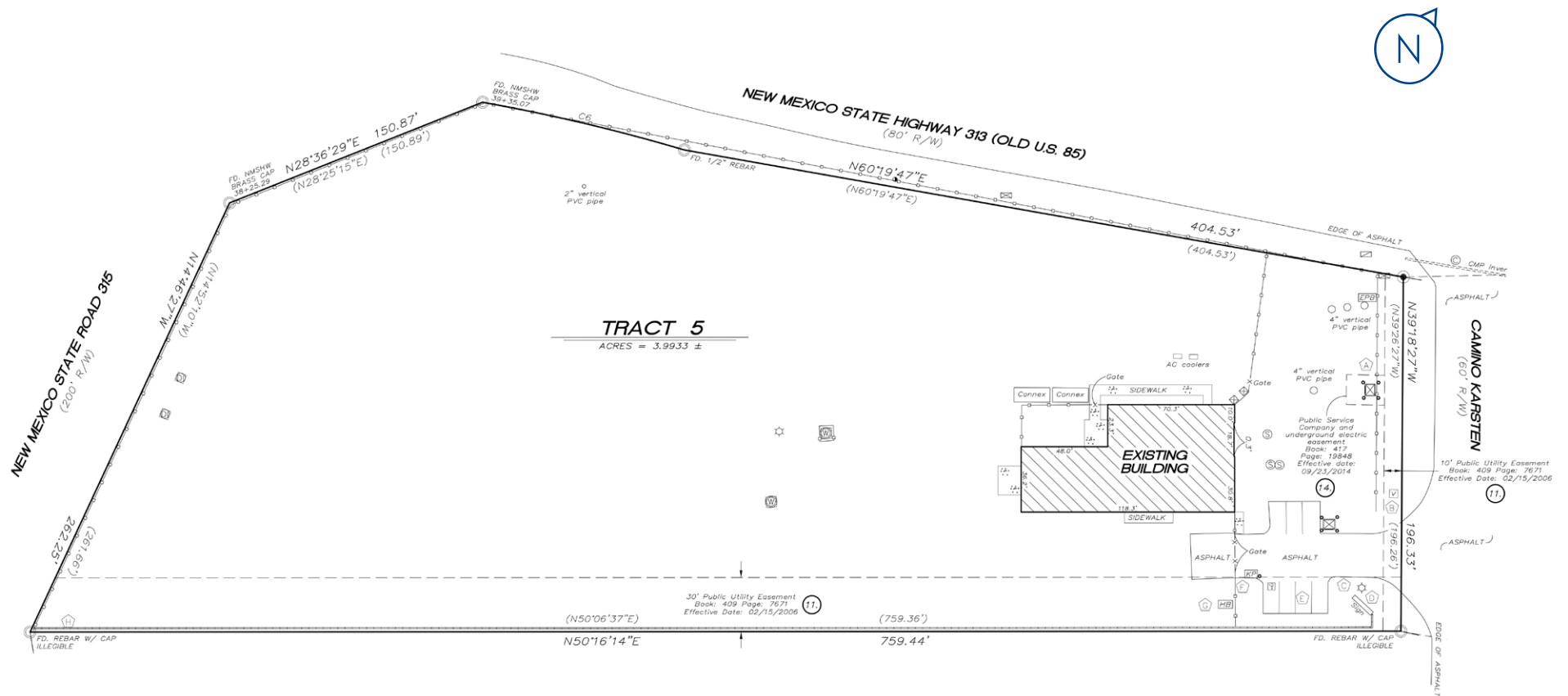


Trade Area Aerial



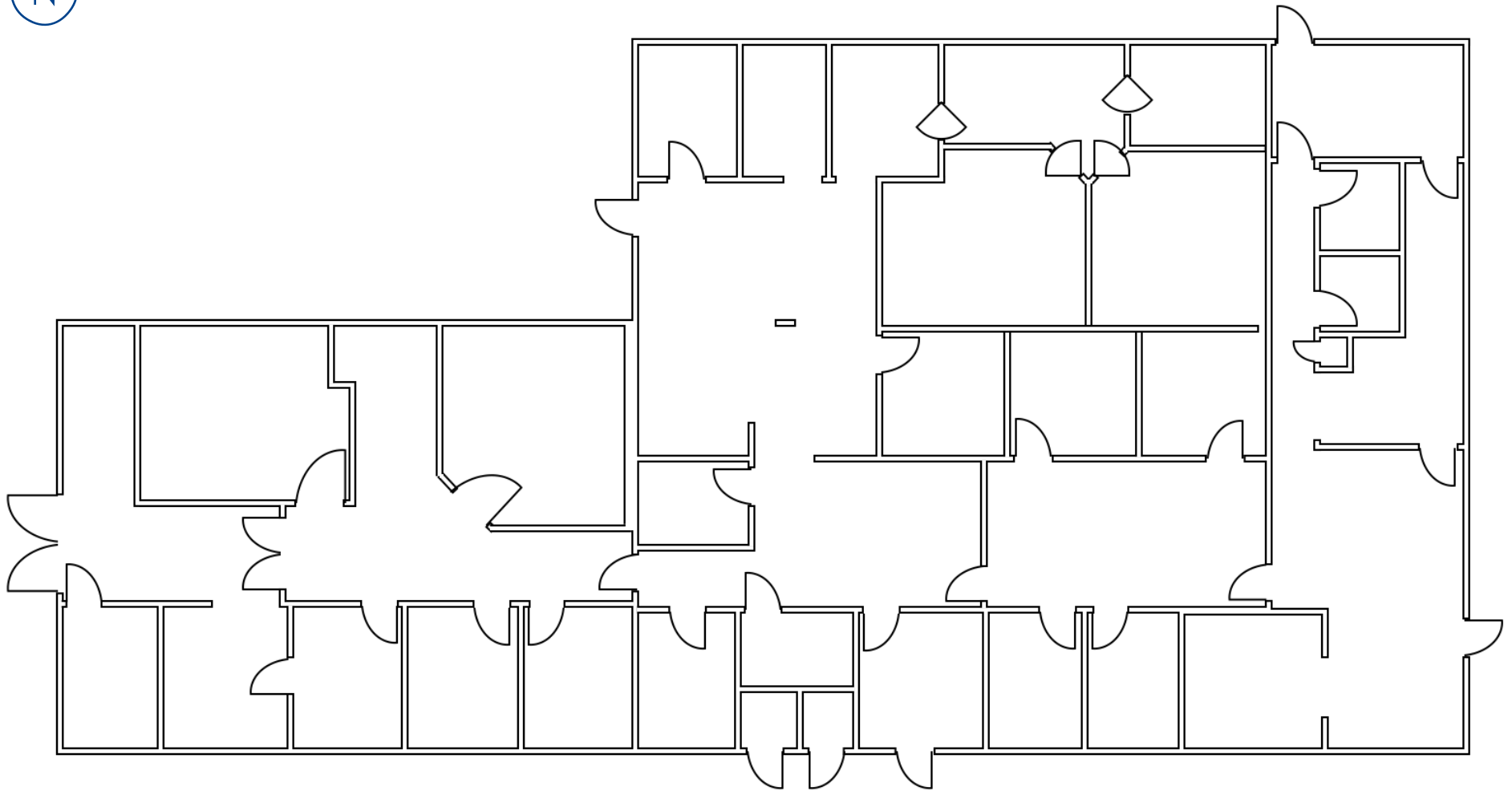
Intersection Aerial





Floor Plan

**A portion of the floor plan is not accurate and more open than depicted below*



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Property Gallery



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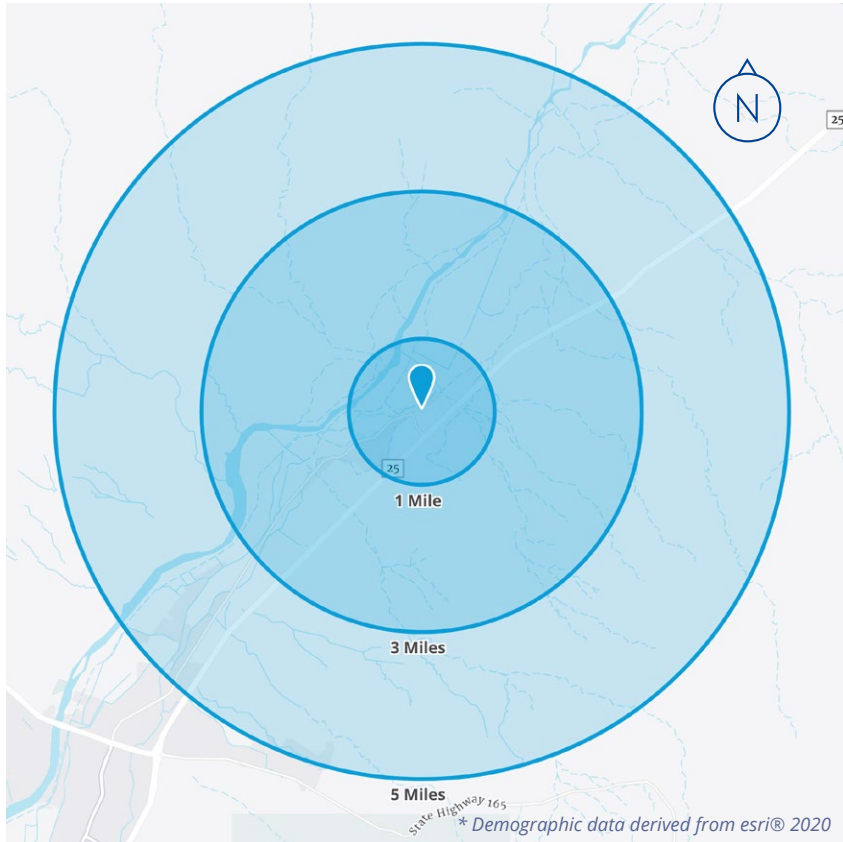


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Demographics*



	1 MILE	3 MILES	5 MILES
Population	778	1,898	6,899
Households	209	462	2,237
Median Age	46.6	40.7	48.4
Average HH Income	\$91,334	\$85,299	\$116,970
Per Capita Income	\$23,134	\$20,310	\$37,707
Daytime Population	796	1,565	5,248
College Education	23.7%	20.1%	39.1%



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