

The Colliers logo, featuring the word "Colliers" in a white serif font inside a blue rounded rectangle with a yellow and red horizontal stripe at the bottom.

Colliers

A large blue sign with white text that reads "Stillwell COIN LAUNDRY CAR WASH SELF STORAGE".

Stillwell
COIN LAUNDRY
CAR WASH
SELF STORAGE

A smaller white sign with black text that reads "DROP OFF YOUR LAUNDRY \$1.10 LB".

DROP OFF
YOUR
LAUNDRY
\$1.10 LB

For Sale

One-of-a-Kind Investment

Stillwell Coin Laundry,
Car Wash, & Self-Storage
455 Hwy 314 SW
Los Lunas, NM 87031

Keith Bandoni, CCIM, SIOR

SR VP | Principal
+1 505 880 7015
keith.bandoni@colliers.com
Lic. No. 14472

Colliers | New Mexico-El Paso
5051 Journal Center Blvd. NE, Suite 200
Albuquerque, NM 87109
Main: +1 505 883 7676
colliers.com

455 Hwy 314 SW | For Sale

Property Profile

Details

Sale Price \$698,698

Price PSF \$97.18 PSF

Space Available ± 7,190 SF
Laundry: ± 1,500 SF
Car Wash: ± 1,980 SF
Self Storage: ± 3,710 SF

Lot Size 0.62 Acres

Zoning C-1 (Retail Commercial)

Features

- Built in 1985 by Bobby Stillwell
- One owner/operator since inception
- Property over engineered - Concrete split face block and steel purlin construction
- Foundation and roof of laundry building engineered for a 2nd story apartment
- 3-Bay Self-Service Car Wash with Vacuum Canopy
- Laundry – tumble dryers (12) and washing machines (24)
- Plumbed to provide hot water in both directions for carwash and laundry, ensuring both facilities can operate with minimal waste and cost
- Fenced Playground on-site
- Parcel numbers: 1009038246202000000 and 1009038247210000000
- Pole sign along Highway 314
- 12 Parking Spaces
- Price does not attribute value to the equipment or business income



Self Storage Financial Analysis

Income (Annualized)	Market	PSF
Base Rent	\$51,000.00	\$13.75
Less: Currency Vacancy	\$2,550.00	\$0.69
Total Gross Income	\$48,450.00	\$13.06

Operating Expenses

Real Property Taxes	\$3,138.00	\$0.85
Insurance	\$400.00	\$0.11
Maintenance & Repairs	\$1,100.00	\$0.30
General & Administrative	\$2,100.00	\$0.57
Reserves	\$400.00	\$0.11
Utilities (Electric, Water, Sewer, Refuse)	\$900.00	\$0.24
Total Estimated Operating Expenses	\$8,038.00	\$2.17
Net Operating Income	\$40,142.00	\$10.89
Capitalization Rate (11.89%)	\$340,000.00	\$91.64

Unit Breakdown		Current Rent	Market Forecast
5 x 4	4	\$40.00	\$50.00
5 x 10	10	\$50.00	\$75.00
10 x 10	30	\$60.00	\$110.00
Total	44		



455 Hwy 314 SW | For Sale

Trade Area Aerial



455 Hwy 314 SW | For Sale

Intersection Aerial

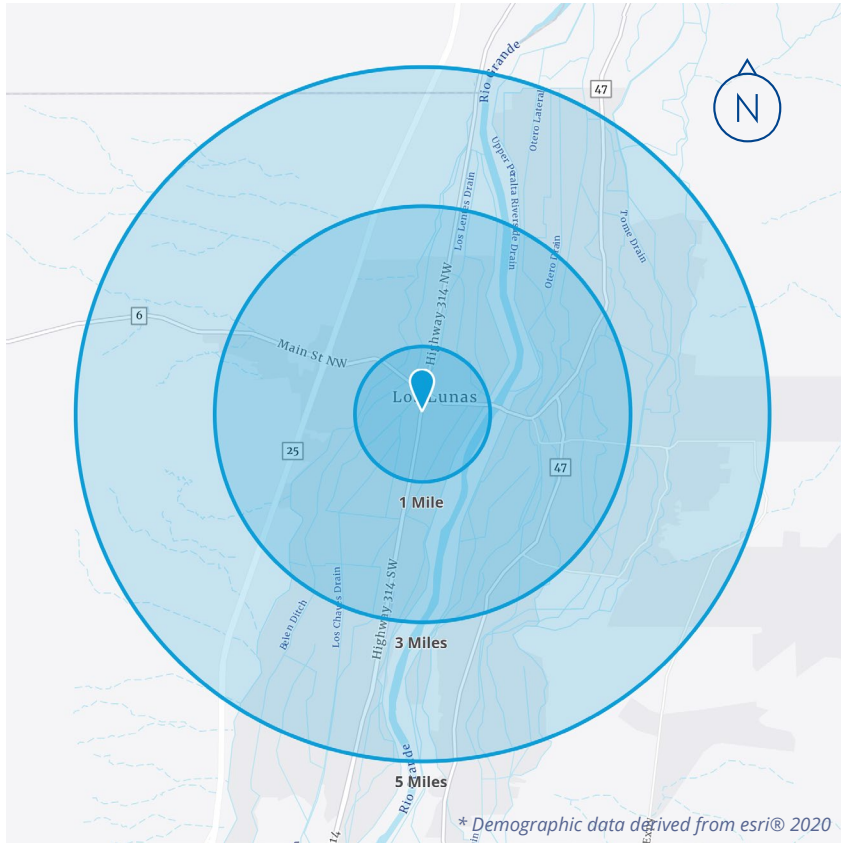


455 Hwy 314 SW | For Sale

Property Gallery



Demographics*



	1 MILE	3 MILES	5 MILES
Population	5,219	25,832	41,932
Households	2,028	9,043	14,975
Median Age	38.1	39.0	40.3
Average HH Income	\$68,048	\$88,376	\$90,002
Per Capita Income	\$25,894	\$32,405	\$32,899
Daytime Population	6,163	24,742	36,512
College Education	33.6%	37.7%	36.7%

Colliers

Colliers | New Mexico-El Paso
5051 Journal Center Blvd. NE, Suite 200
Albuquerque, NM 87109
Main: +1 505 883 7676
colliers.com

Keith Bandoni, CCIM, SIOR

SR VP | Principal
+1 505 880 7015

keith.bandoni@colliers.com
Lic. No. 14472

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising therefrom. This publication is the copyrighted property of Colliers International and/or its licensors. William Robertson, Qualifying Broker — Lic. #8433 ©2025 All rights reserved.