

FOR SALE \$499,000
12% CAP RATE
\$60,000 NOI
\$77/SF

512 US-85 Socorro, NM 87801



Property Features:

- ❖ 100% Occupied - Negotiable for New Owner-Occupant
- ❖ Zoned C-2: General Commercial
- ❖ GOI: \$66,300 | OPEX: \$6,300
- ❖ Positioned Near Highway 85

Mark Thompson, CCIM

Qualifying Broker
License # REC-2023-0710
+1(505) 263-5350
mark@epic-rec.com

Alan Sanchez

Associate Broker
License # REC-2024-0217
+1(505) 974-8788
alan@epic-rec.com

PROPERTY PROFILE

512 US-85 Socorro, NM 87801

KEY FEATURES

- **Prime Commercial Location** – High-visibility Verizon retail site in Socorro, NM
- **NNN Leases in place** – Two NNN leases in place bringing \$60,000 in annual NOI
- **6,472 Sq. Ft. Freestanding Building** – 100% Leased. 50% Leaf and Flower, 50% Verizon Wireless
- **Development Opportunity** – Additional land for potential expansion



EPIC Real Estate

+1(505) 263-5350 | www.epic-rec.com
4811A Hardware Drive NE, Suite 5
Albuquerque, NM 87109

Mark Thompson, CCIM

Qualifying Broker
License # REC-2023-0710
+1(505) 263-5350
mark@epic-rec.com

Alan Sanchez

Associate Broker
License # REC-2024-0217
+1(505) 974-8788
alan@epic-rec.com

AERIAL

512 US-85 Socorro, NM 87801



EPIC Real Estate

+1(505) 263-5350 | www.epic-rec.com
4811A Hardware Drive NE, Suite 5
Albuquerque, NM 87109

Mark Thompson, CCIM

Qualifying Broker
License # REC-2023-0710
+1(505) 263-5350
mark@epic-rec.com

Alan Sanchez

Associate Broker
License # REC-2024-0217
+1(505) 974-8788
alan@epic-rec.com



FOR SALE \$499,000
12% CAP RATE
\$60,000 NOI
\$77/SF

512 US-85 Socorro, NM 87801



+1(505) 263-5350 | www.epic-rec.com
4811A Hardware Drive NE, Suite 5
Albuquerque, NM 87109

Mark Thompson, CCIM

License # REC-2023-0710

505-263-5350

mark@epic-rec.com

Mark Thompson
Qualifying Broker & Principal