

10% CAP RATE 60,000 NOI & \$92/SF For Sale @ \$599,000

512 US-85 Socorro, NM 87801



Property Features:

- ❖ Zoned C-2: General Commercial District
- ❖ 100% Leased (50% Leased to Verizon Wireless retail store)
- ❖ Great Visibility off Highway 85

Mark Thompson, CCIM

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PROPERTY PROFILE

512 US-85 Socorro, NM 87801

KEY FEATURES

- **Prime Commercial Location** – High-visibility Verizon retail site in Socorro, NM
- **6,472 Sq. Ft. Freestanding Building** – 100% leased & \$60,000 annual net income
- **Excellent Frontage** – Over 40 feet of prime frontage along US-85
- **Shared Parking & Cross-Access** – Convenient access with adjacent Dollar Tree & multi ingress/egress access points
- **Development Opportunity** – Additional land for potential expansion
- **NNN Leases in place** – Two NNN leases in place, including Verizon Wireless store



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AERIAL

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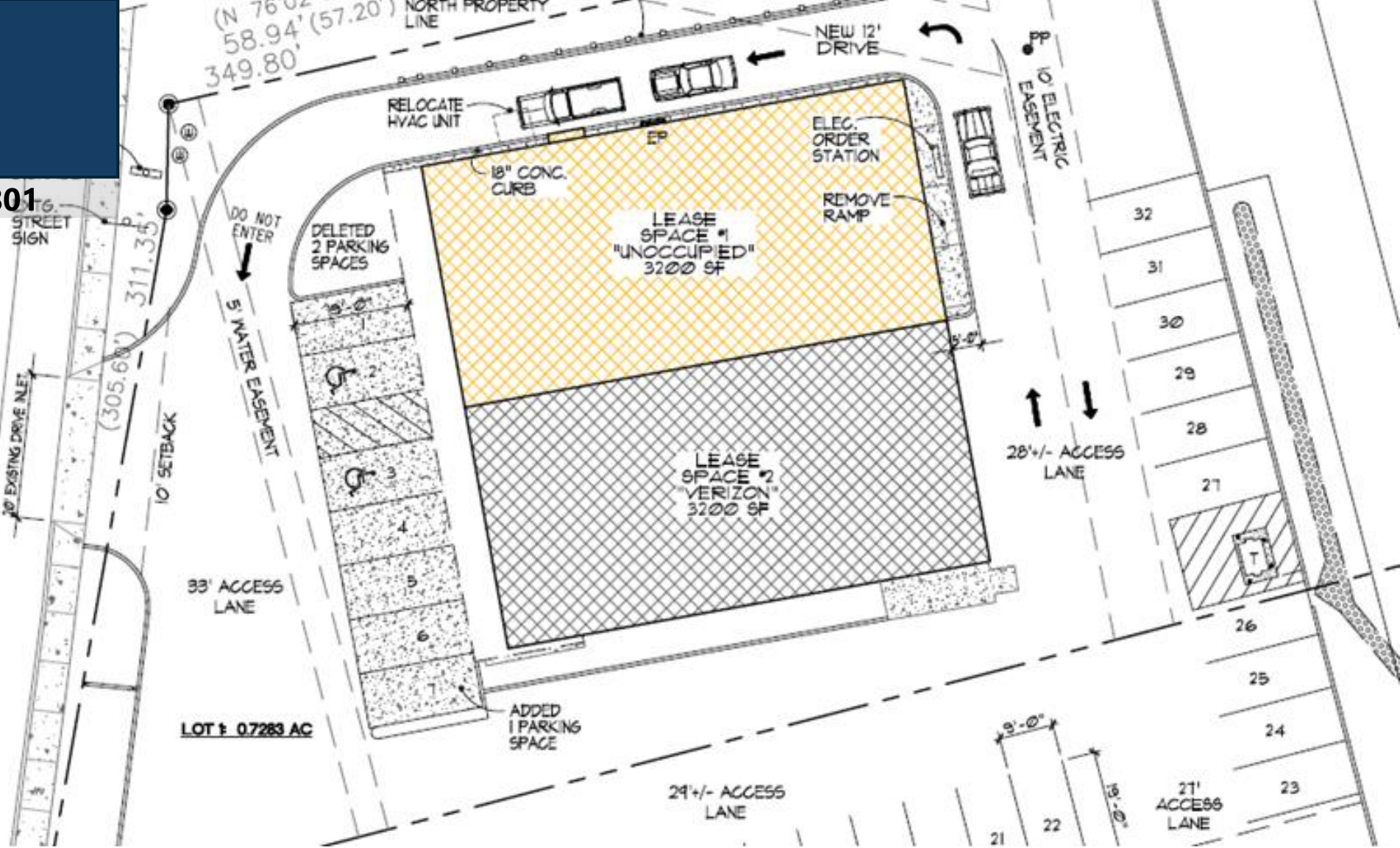
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SITE PLAN

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Mark Thompson
Qualifying Broker & Principal