FOR SALE $399,000

15% CAP RATE ($60,000 NOI)

6,472 SF ($62/SF)



512 S. Highway 85, Socorro, NM

100% leased || Great Visibility || Large Lot || Zoned Commercial
Adjacent to Dollar Tree (surplus shared parking & ingress/egress)
High Traffic || Multiple Ingress/Egress Access Points
<50% Replacement Cost || Well Maintained || Drive-Thru Available

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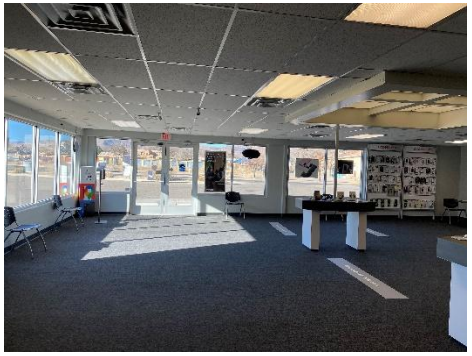
PROPERTY PHOTOS











EPIC REAL ESTATE

Epic Real Estate
4811A Hardware Drive NE, Suite 5
Albuquerque, NM 87109
505.300.EPIC
www.300epic.com

Mark Thompson, CCIM
Qualifying Broker
License # REC-2023-0710
505.263.5350 mobile
mark@300epic.com

AERIAL MAP



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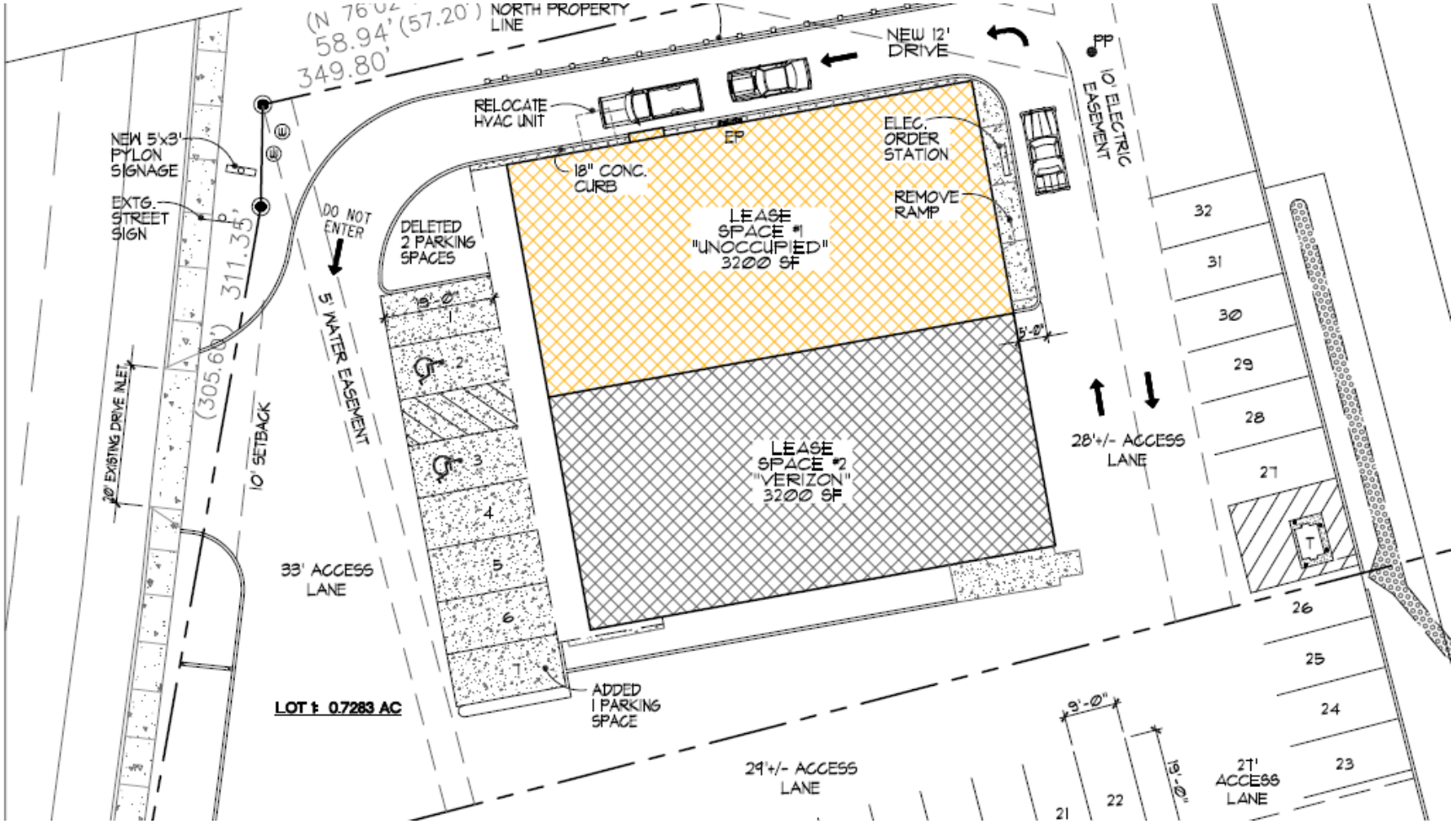
SITE PLAN



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BROKER PROFILE



Mark Thompson, CCIM

For 25 years, Mark's broad range of real estate experience has included commercial and residential opportunities. As a broker, his first-hand experience with sales and leasing transactions furthers his understanding in all aspects of real estate. As an investor, he maintains investment credibility and shows confidence in our current market. Mark has developed multiple build-to-suit senior care facilities in Texas and continues to pursue Opportunity Zone investments in Arizona and New Mexico. While current investment holdings include senior care, medical facilities, retail stores, warehouses and land, his favorite asset class is comprised of industrial holdings. In the past 5 years, Mark has closed 82 transactions for over $138,000,000 in sales.

Previous clients include:

Dion's Pizza	Optimum Building
Westway Homes	Dr. Alfredo Lopez, DDS
Speridian Technologies	High Altitude Investments LLC
Tesuque Stucco Company	High Altitude Properties LLC
Submaterial	5280 Investments LLC
Southwest Women's Oncology	Everest Investments LLC
Armada Physical Therapy	Agave Investments LLC
Precision Eye Care	San Marcos LLC
Harnick Orthodontics	Stockbauer LLC
Paseo RV Covered Storage	Durango Diamond LLC
PurLife	Smart Assets LLC
Natural RX	Vibranium LLC
Chocolate Cartel	Spartan Ventures LLC
Mother Road Mobile Canning	Spartan 2.0 LLC

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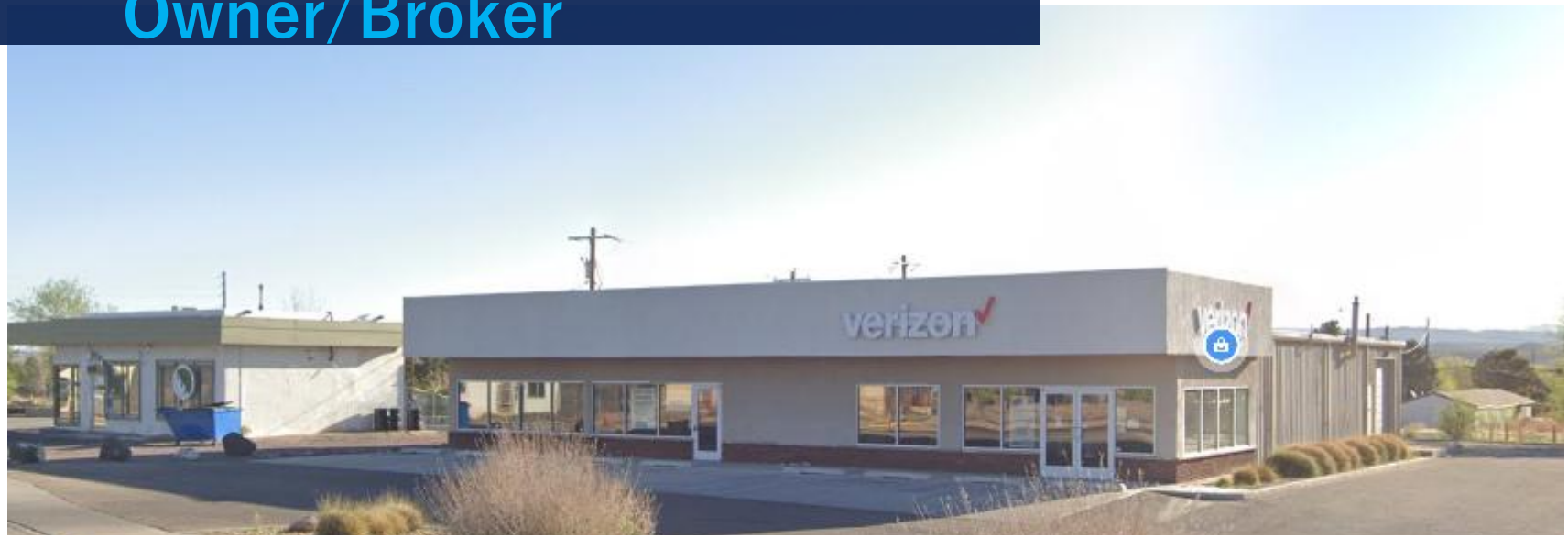
FOR SALE $399,000
15% CAP RATE ($60,000 NOI)
Owner/Broker



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Mark Thompson
Qualifying Broker & Principal