

Hospitality For Sale



RE/MAX Classic Realty Commercial

2805 Doral Ct. Las Cruces, NM 88011 | 575-937-9330

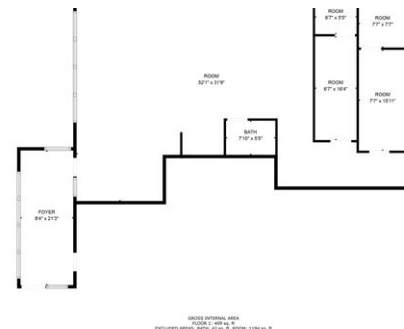
Turn Key Restaurant and Retail

2255 N Date St, Truth or Consequences, NM, 87901

Hospitality For Sale

Prepared on August 03, 2023

1 of 1 Listings



Listing Details | Hospitality For Sale

Secondary Uses	Retail, Specialty	Show Instructions	Call broker
Total Available Space	6,000 SF	Free & Clear	Yes
Asking Price	\$1,300,000	Vacant	Yes
Listing Price Per SF	\$216.67	Available Date	8/01/2023
Cap Rate	-	Days On Market	2 days
Terms	Cash, Conventional	Date Listed	8/01/2023
Investment	No	Last Modified	8/03/2023
Possession	Now	Listing ID	38625016
Signage	On Building	Parking Spaces	-

Description

Exceptional turn key restaurant and retail opportunity at the gateway of New Mexico's outdoor tourism epicenter, T or C & Elephant Butte Lake State Park, New Mexico's largest body of water. Located in a bustling national credit tenant hospitality, retail and restaurant corridor at the Interstate 25 interchange. Complete FF&E package included in sale. Restaurant occupies approximately 4,500 square feet with an additional 1,500 square feet of Retail, Convenience Store, Specialty Use or Office with many possibilities. Restaurant seats approximately 150 patrons. Dining area is fully furnished in good to excellent condition. The kitchen area includes fume hoods, suppression systems, dish area, dry storage, operational walk-in cooler and freezer. Recently replaced refrigerated A/C ventilation units. Excellent traffic counts from the Interstate Highway interchange/exit for travelers including tens of thousands of lake and outdoor recreation visitors.

Property Features

Location Details

Address	2255 N Date St, Truth or Consequenc...	In Opportunity Zone	Yes
County	Sierra	Name	351 Calle Del Norte Rd



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Building Details

Sub Type	-
Building Status	-
Building Size	-
Land Size	-
Year Built/Renovated	-

Occupancy Type	-
Parking Spaces	-
Parking Ratio	-
In Opportunity Zone	Yes

Owner Contact Information

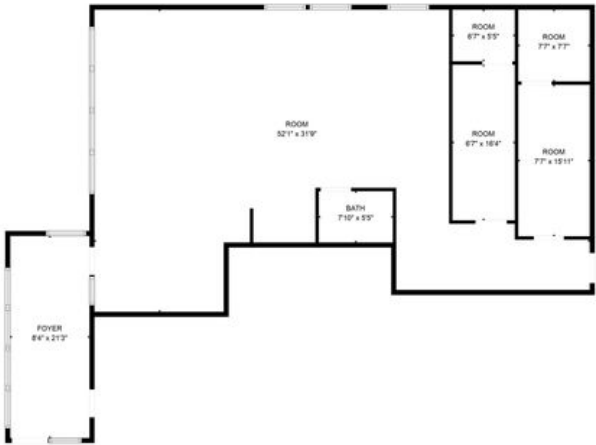
Legal Owner Not Available	True Owner Not Available
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Property Listings

1 Listing | 6,000 SF | \$1,300,000

Type	Condo	Space Use	Suite	Available Space	Rate	Available
For Sale	-	Restaurant, Office	-	6,000 SF	\$1,300,000	8/01/2023

Additional Photos



GROSS INTERNAL AREA
FLOOR 1: 409 sq. ft.
EXCLUDED AREAS: BATH: 82 sq. ft., ROOM: 1139 sq. ft.
TOTAL: 409 sq. ft.
Measurements are indicated by dashed lines. Dimensions are rounded to the nearest square foot.



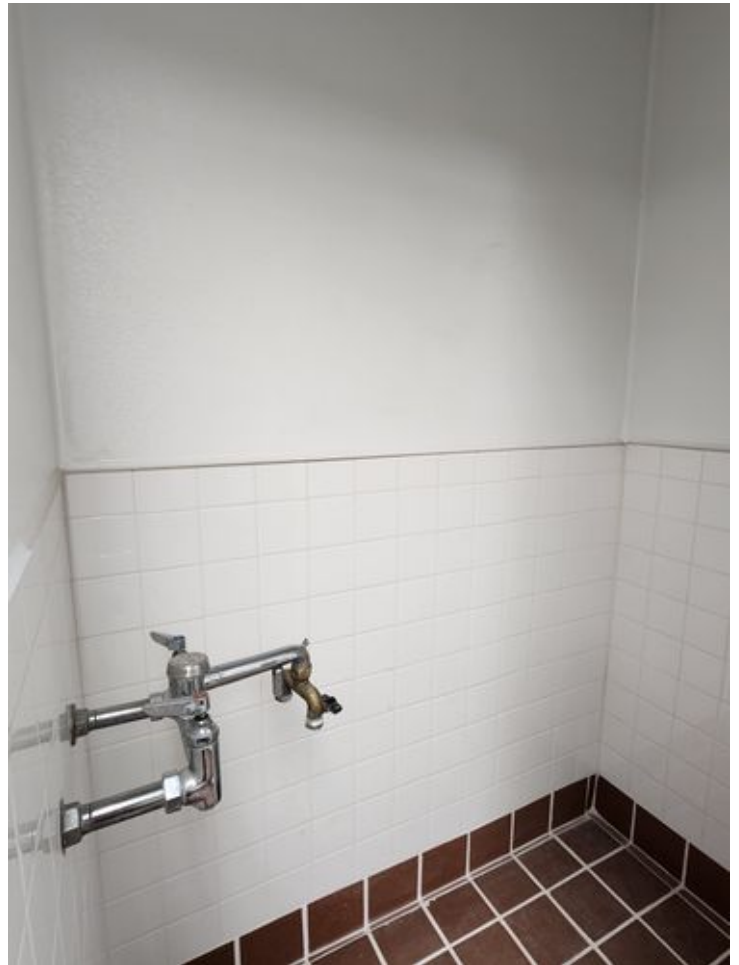
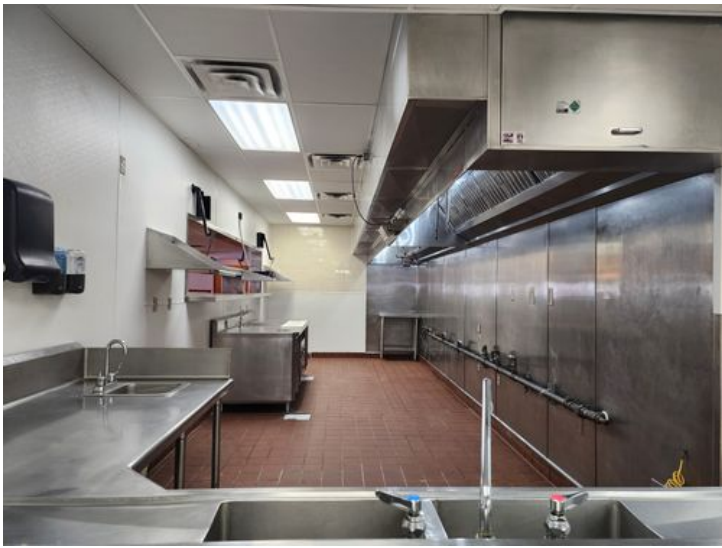
GROSS INTERNAL AREA
FLOOR 1: 4240 sq. ft.
EXCLUDED AREAS: STORAGE: 77 sq. ft., ROOM: 204 sq. ft., HALL: 169 sq. ft.
TOTAL: 4240 sq. ft.
Measurements are indicated by dashed lines. Dimensions are rounded to the nearest square foot.





















Contact



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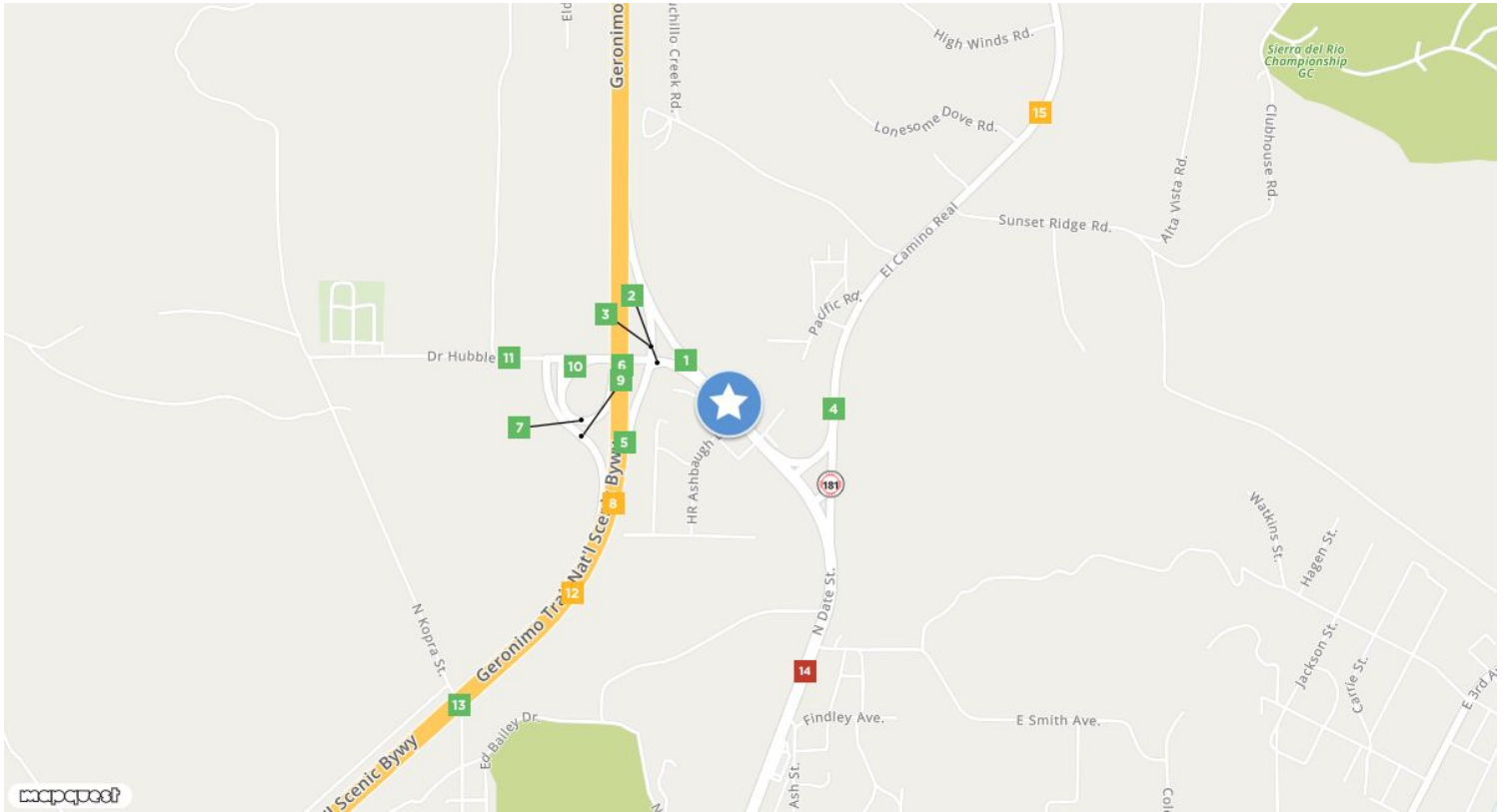
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Traffic Counts



1	2	3	4	5
Year: 2021 1,694 est	Year: 2021 1,915 est	Year: 2021 13,330 est	Year: 2021 3,325 est	Year: 2021 13,899 est
Year: 2018 639	Year: 2018 1,035	Year: 2018 12	Year: 2018 3,564	Year: 2018 1,083
Year: 2017 2,946	Year: 2017 2,943	Year: 2017 29,429	Year: 2017 2,966	Year: 2017 29,353
6	7	8	9	10
Year: 2021 3,411 est	Year: 2021 13,333 est	Year: 2021 17,427 est	Year: 2021 13,815 est	Year: 2021 521 est
Year: 2018 3,589	Year: 2018 706	Year: 2018 7,007	Year: 2018 1,112	Year: 2018 701
Year: 2017 2,932	Year: 2017 28,908	Year: 2017 29,312	Year: 2017 29,132	Year: 2017 289
Cemetery Road 11	12	Kopra Street 13	N Date St 14	United States Highway 85 15
Year: 2021 3,054 est	Year: 2021 17,918 est	Year: 2021 2,507 est	Year: 0 est	Year: 0 est
Year: 2018 3,213	Year: 2018 8,210	Year: 2018 2,274	Year: 1997 10,215	Year: 1997 5,664
Year: 2017 2,861	Year: 2017 28,890	Year: 2017 2,856		



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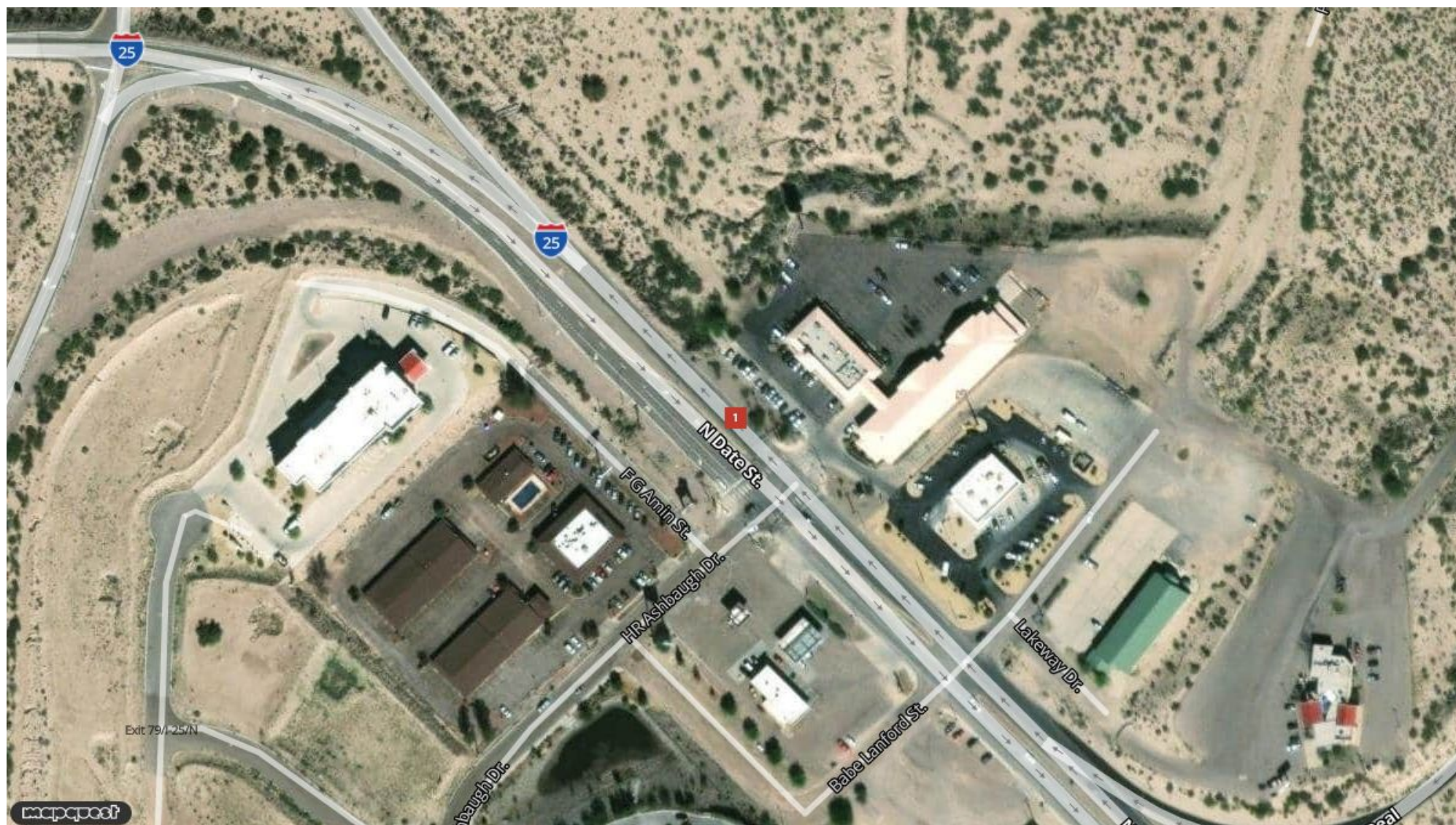
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