# Versatile Retail & Dining Property

## For Sale: 820 East Santa Fe Ave.

Grants, NM 87020

## PROPERTY SUMMARY

Introducing an exceptional opportunity for retail and restaurant investors in Grants, NM. This attractive 5,741 SF building, built in 2011 and zoned C-2, is ideally positioned to maximize visibility and accessibility. With its modern construction and strategic location, this property presents a strong foundation for commercial success.

The operating business, "El Cafecito" is included in the sale along with all the furniture, fixtures, and equipment. The business has been profitable since it opened and is a local favorite which incorporates an included drive-thru lane with window to maximize sales.

## PROPERTY HIGHLIGHTS

- Local staple and profitable business included in the sale
- Owner/sellers will stay on for a negotiated period of time to train a new buyer
- Furniture, fixtures, and equipment included
- Versatile space for redevelopment if a buyer decides to go a different direction
- Located on the original Route 66
- "El Cafecito" has operated from this new build since 2011 but has been in business for 39 years

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|---|---|
| **Sale Price** | **$1,900,000** |
| **Site Size** | **0.59 Acres** |
| **Building Size** | **5,741 SF** |

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# Additional Photos

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# Location Map

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