



FOR SALE

3213-3225 South Main, Las Cruces, NM
\$600,000.00
Lease space available, contact Broker



Two Freestanding Building Highly Visible
Close to University Ave. and easy access to I-10
Priced under \$90.00 per SF

Six rental units, Three Retail/Office and Three Apartments

One building is approximately 5,148 SF, having office area of approximately 2,000 SF and
Two rented residential units, one at approximately 1,772 SF and other approximately 1,430 SF
Second building is approximately 1,520 SF, having two offices up front, with one rented, and
Back of building is residential unit of approximately 720 SF, rented.

Vacant Units available for lease, contact Broker for rate.

Zoning: C-2 Commercial Medium Intensity. Mix-use investment uses are permitted under current zoning.

Flood Zone: Zone "AE", Special Flood Hazard zone, FEMA Flood Insurance Rate Map
Adobe with painted stucco exterior finish.

Roof coverings include a painted foam covering and metal covering.



Steinborn/TCN Commercial Real Estate

Bill Shattuck

141 Roadrunner Pkwy, Ste. 141

575.546.1995 | billshattuck1995@outlook.com

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Pro-Forma

Building One:

Office	\$2,5000.00/month	\$30,000.00
Apt. A	\$980.00/month (Rented)	\$11,760.00
Apt. B	\$600.00/month (Rented)	\$7,200.00

Building Two:

Office	\$500.00/month (Rented)	\$6,000.00
Office	\$750.00/month	\$9,000.00
Apt.	\$1,050.00/month (Rented)	\$12,600.00

Potential Gross Income	\$76,560.00
Vacancy (5%)	-\$3,828.00
2025 Property Taxes	-\$3,461.00
Operating Expense (30%)	-\$22,968.00
Net Pro-Forma Income	\$46,303.00
Cap Rate	7.7%

FOR MORE INFORMATION:

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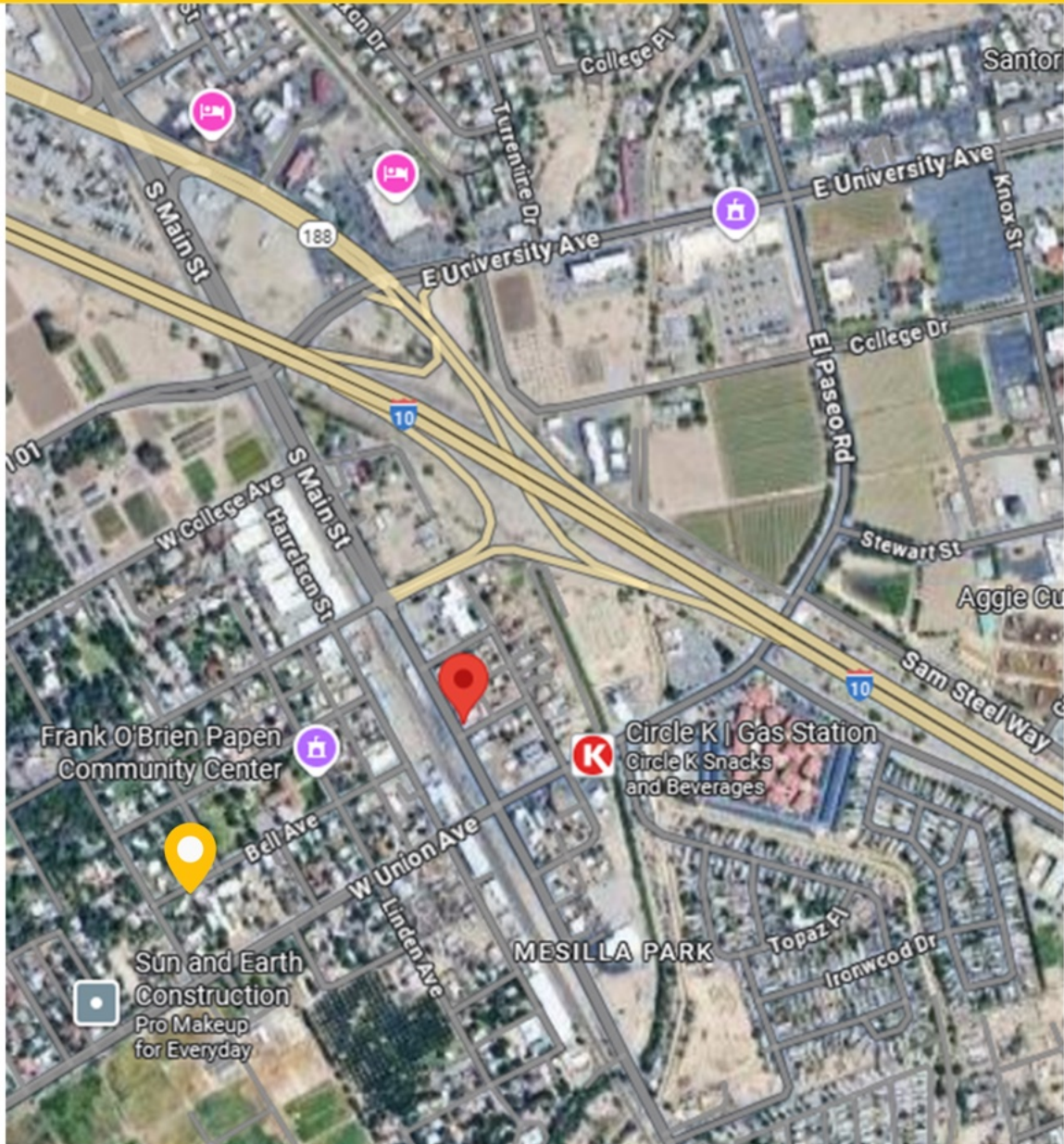
Qualifying Broker | Business Broker

141 Roadrunner Parkway, Suite 141 | Las Cruces, NM 88011

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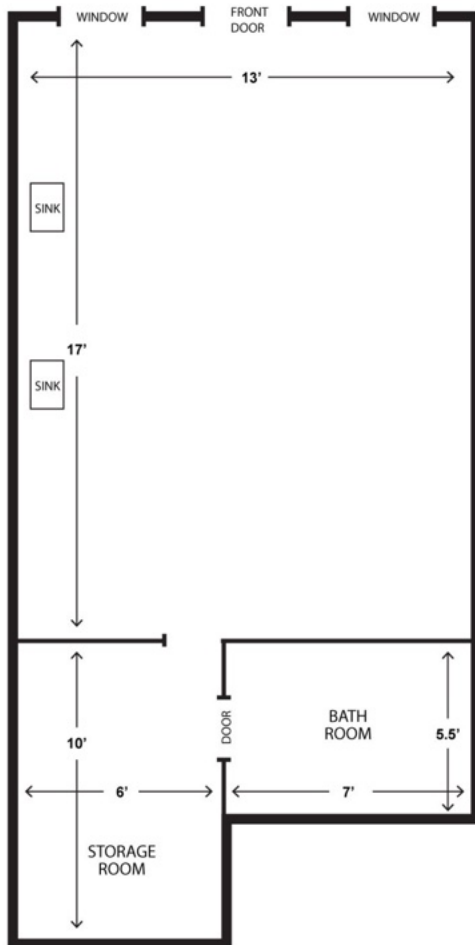
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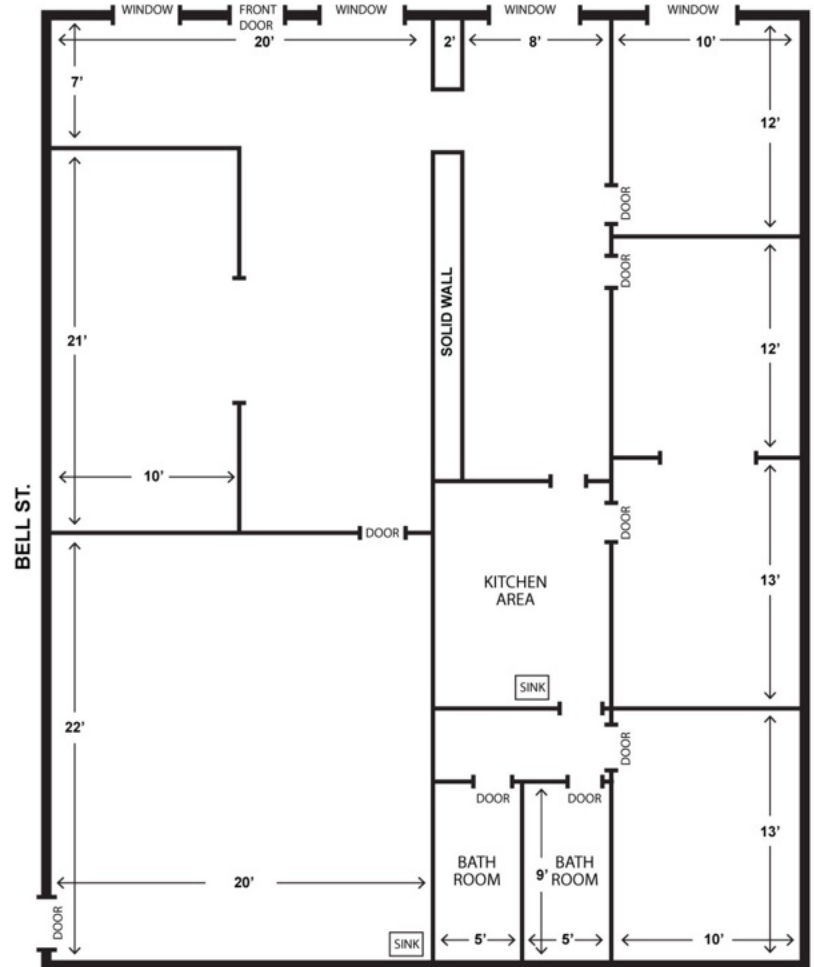


FOR RENT | 3213-3225 South Main

3213 MAIN ST. OFFICE **APPROXIMATELY 327 SF**



3225 MAIN ST. OFFICE **APPROXIMATELY 2,000 SF**



**Floor plans are not to scale-for illustration purposes only.
Contact Broker for price!**

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