



FOR SALE

**3225 South Main, Las Cruces, NM
\$475,000.00**



Freestanding Building Highly Visible
Close to University Ave. and easy access to I-10
Building approximately 5,202 SF, having one Office in front and Two Apartments in back.
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 covering painted foam covering.



Steinborn/TCN Commercial Real Estate

Bill Shattuck

141 Roadrunner Pkwy, Ste. 141

575.546.1995 | billshattuck1995@outlook.com



TCN
WORLDWIDE

The logo for Steinborn Commercial Real Estate. It features the word "STEINBORN" in large, bold, black capital letters at the top. Below it, the words "COMMERCIAL REAL ESTATE" are written in a smaller, black, sans-serif font. At the bottom, the phone number "575-532-2345" is displayed in large, bold, black digits. The entire logo is set against a white background with a thin black border.

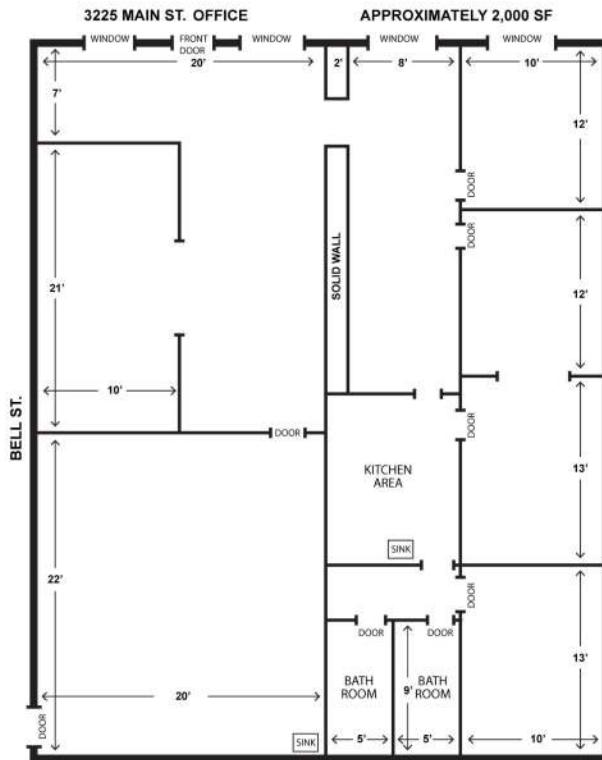


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Pro-Forma

Office (available)	\$2,000.00/month	\$24,000.00
Apt. (Rented)	\$600.00/month	\$7,200.00
Apt. (Rented)	\$980.00/month	<u>\$11,760.00</u>
	Potential Rental Income	\$42,960.00
2025 Property Taxes		\$2,099.00
Operating Expense Approximately (20%)		<u>\$8,592.00</u>
	Estimated Total Expenses	\$10,691.00
Net Pro-Forma Income		<u>\$32,269.00</u>

OFFICE AVAILABLE



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

FOR MORE INFORMATION:

Steinborn/TCN Commercial Real Estate

Bill Shattuck, CCIM, CBI

Qualifying Broker | Business Broker

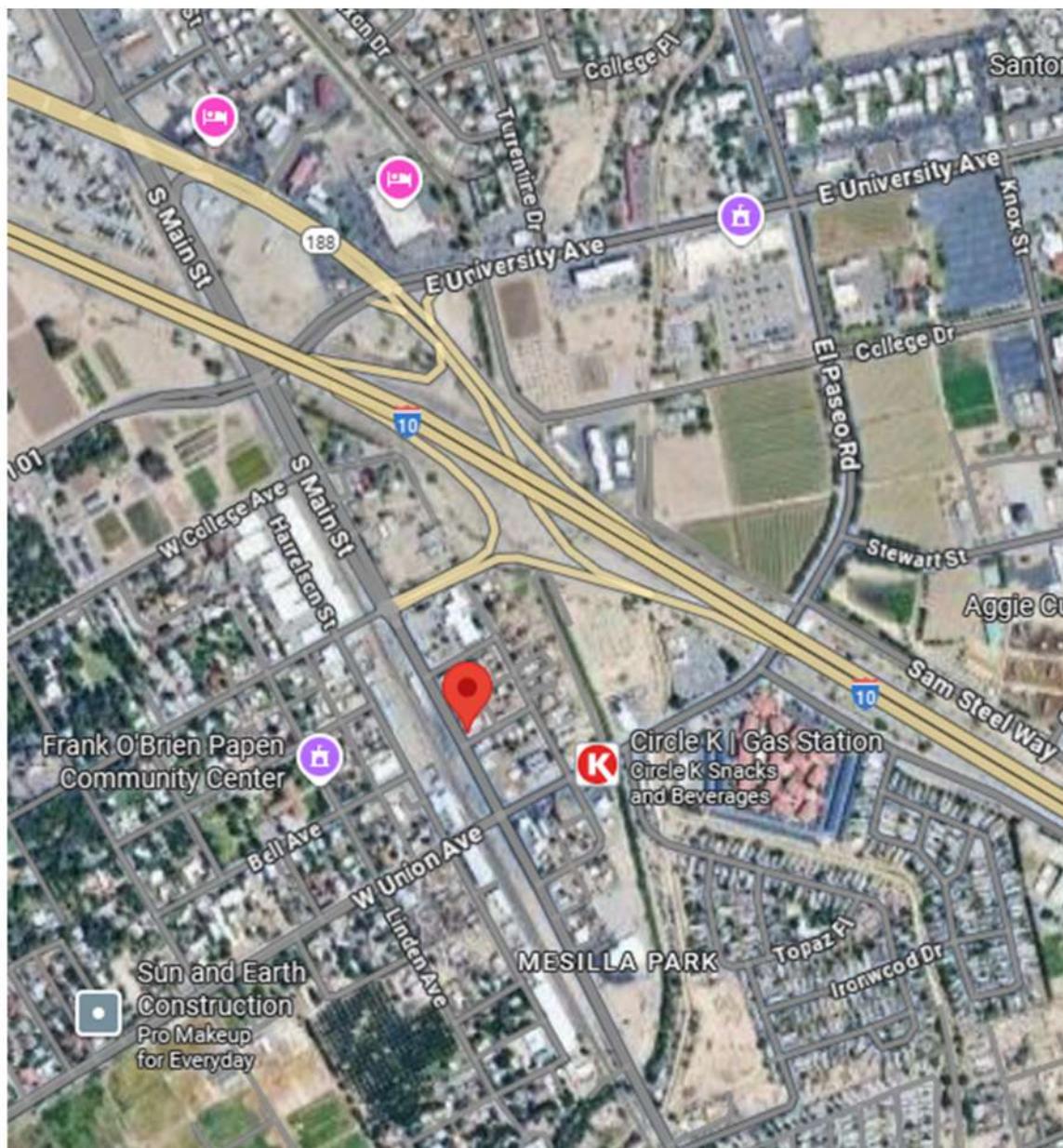
141 Roadrunner Parkway, Suite 141 | Las Cruces, NM 88011

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