



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

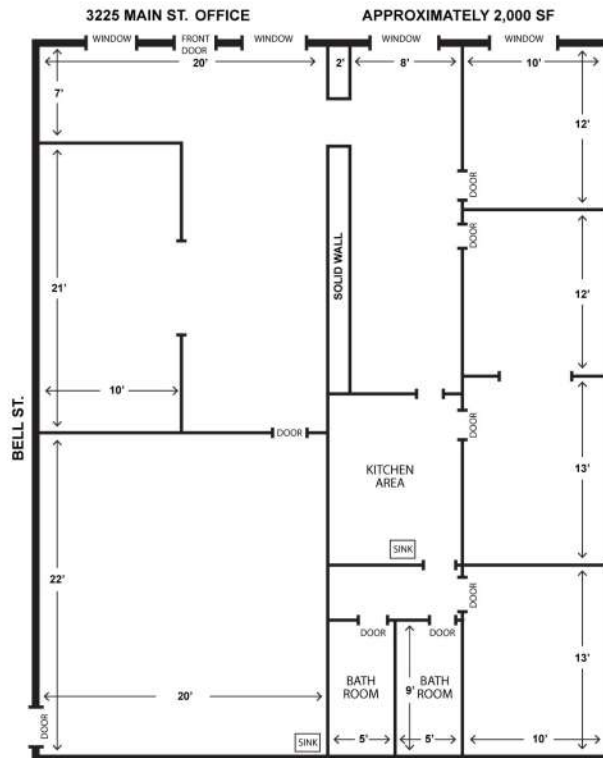


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Office (available)	\$2,000.00/month	\$24,000.00
Apt. (Rented)	\$600.00/month	\$7,200.00
Apt. (Rented)	\$980.00/month	<u>\$11,760.00</u>
Potential Rental Income		\$42,960.00
2025 Property Taxes		\$2,099.00
Operating Expense Approximately (20%)		<u>\$8,592.00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

Net Pro-Forma Income \$32,269.00

OFFICE AVAILABLE

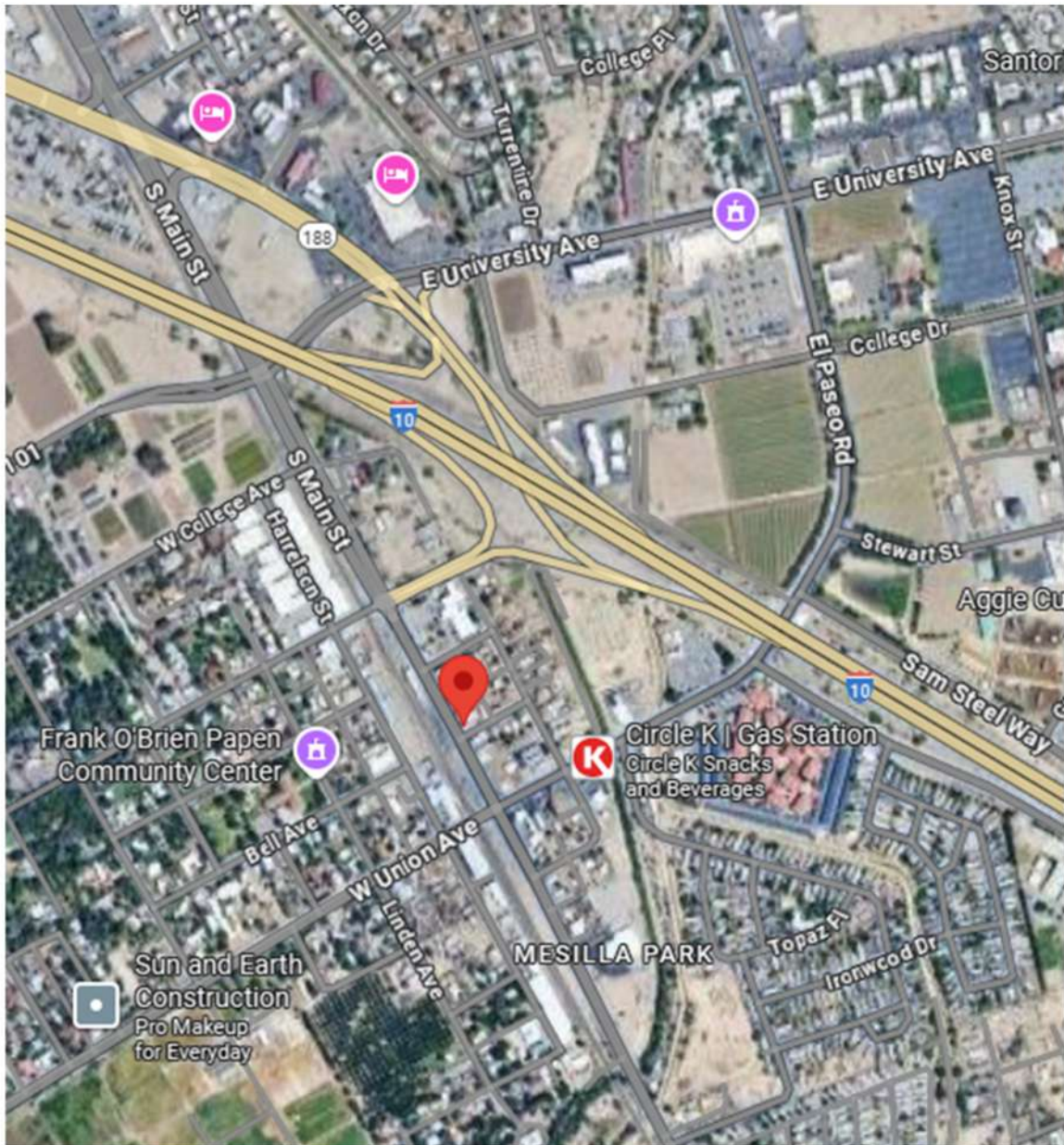


**Floor plans are not to scale-for illustration purposes only.
Contact Broker for price!**

FOR MORE INFORMATION:

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Bill Shattuck, CCIM, CBI

Qualifying Broker | Business Broker

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