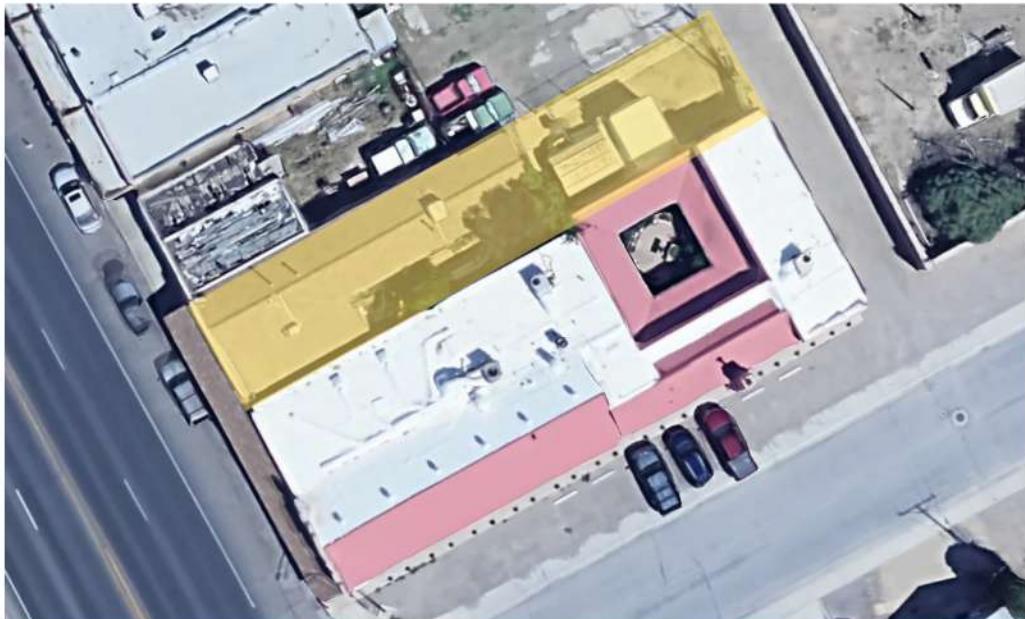




**FOR SALE**

**3213 South Main, Las Cruces, NM  
\$183,500.00**



**100% Leased Property Investment**

**10.4% Cap Rate**

**Freestanding Building Highly Visible**

**Close to University Ave. and easy access to I-10**

**Building approximately 1,520 SF, having two Offices in front and Apartment 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 metal.**



Steinborn/TCN Commercial Real Estate

Bill Shattuck

141 Roadrunner Pkwy, Ste. 141

575.546.1995 | billshattuck1995@outlook.com

TCN  
WORLDWIDE

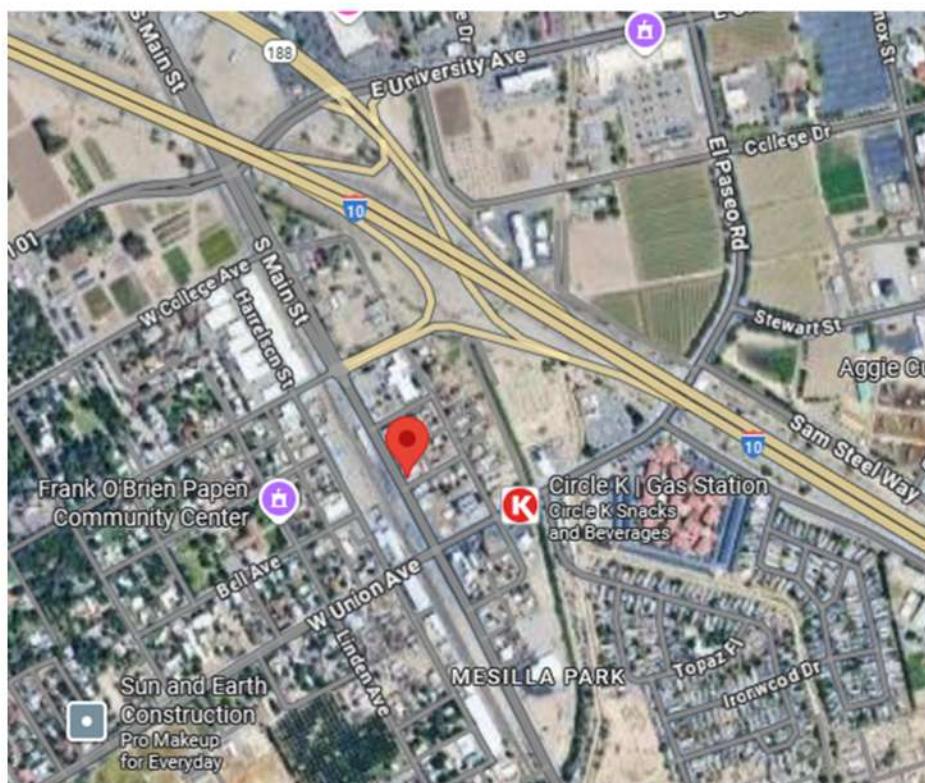
**STEINBORN**  
COMMERCIAL REAL ESTATE  
**575-532-2345**



## FOR SALE | 3213 South Main | Investment Property

### Pro-Forma

Office	\$500.00/month	\$6,000.00
Office	\$600.00/month	\$7,000.00
Apt.	\$1,050.00/month	<u>\$12,600.00</u>
Total Rental Income		\$25,800.00
2025 Property Taxes		\$1,363.00
Operating Expense Approximately (20%)		<u>\$5,160.00</u>
Estimated Total Expenses		\$6,523.00
Net Pro-Forma Income		<u>\$19,077.00</u>
Cap Rate		10.4%



### 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

575.546.1995 | billshattuck1995@outlook.com

**TCN**  
WORLDWIDE  
REAL ESTATE SERVICES