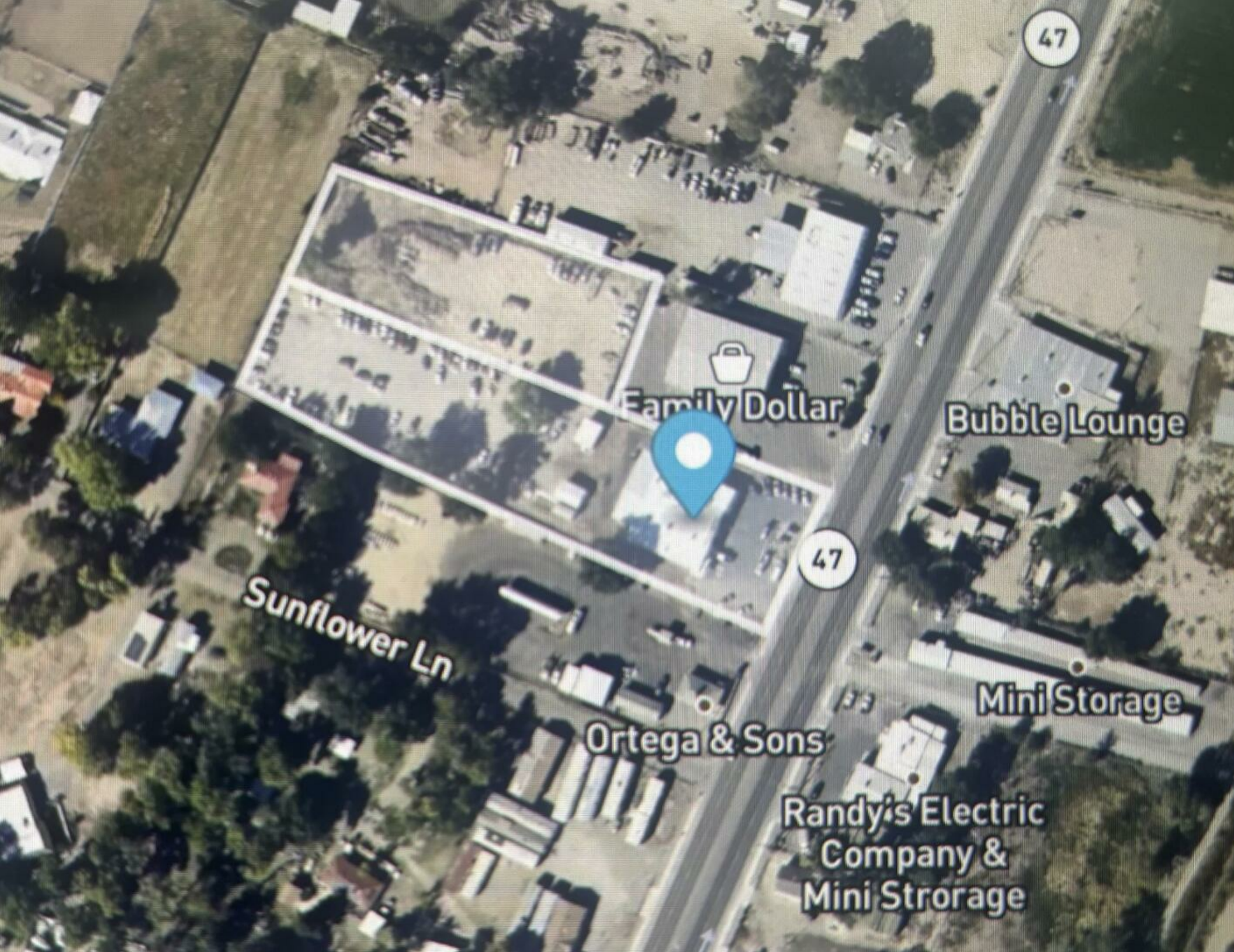




3548 STATE HIGHWAY 47  
PERALTA, NM 87042





47



Family Dollar



Bubble Lounge

47

Sunflower Ln

Mini Storage

Ortega & Sons

Randy's Electric  
Company &  
Mini Storage



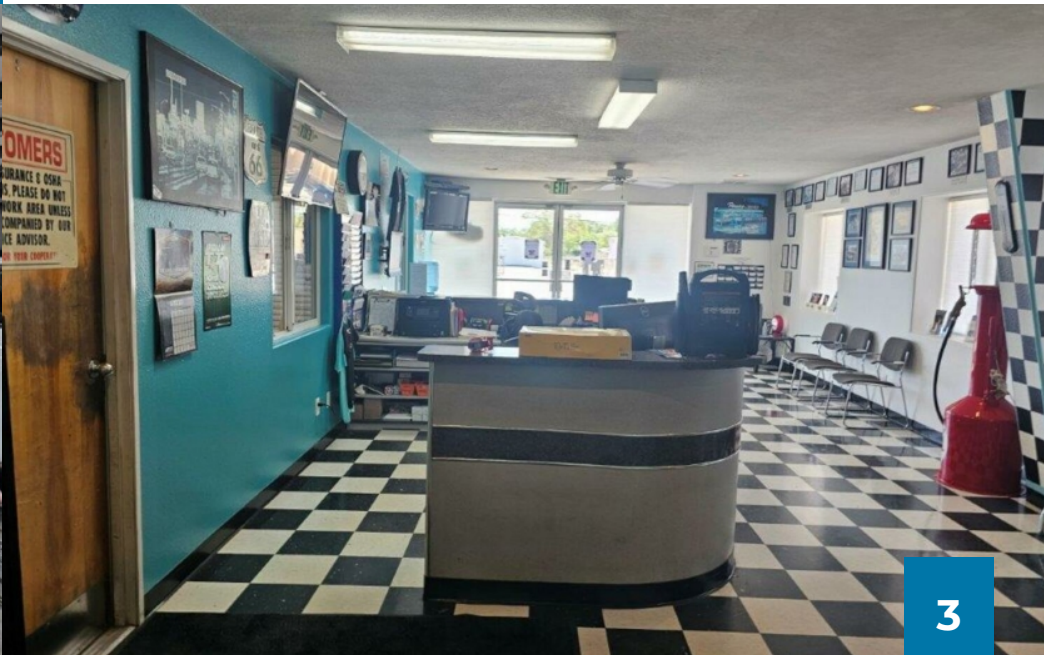
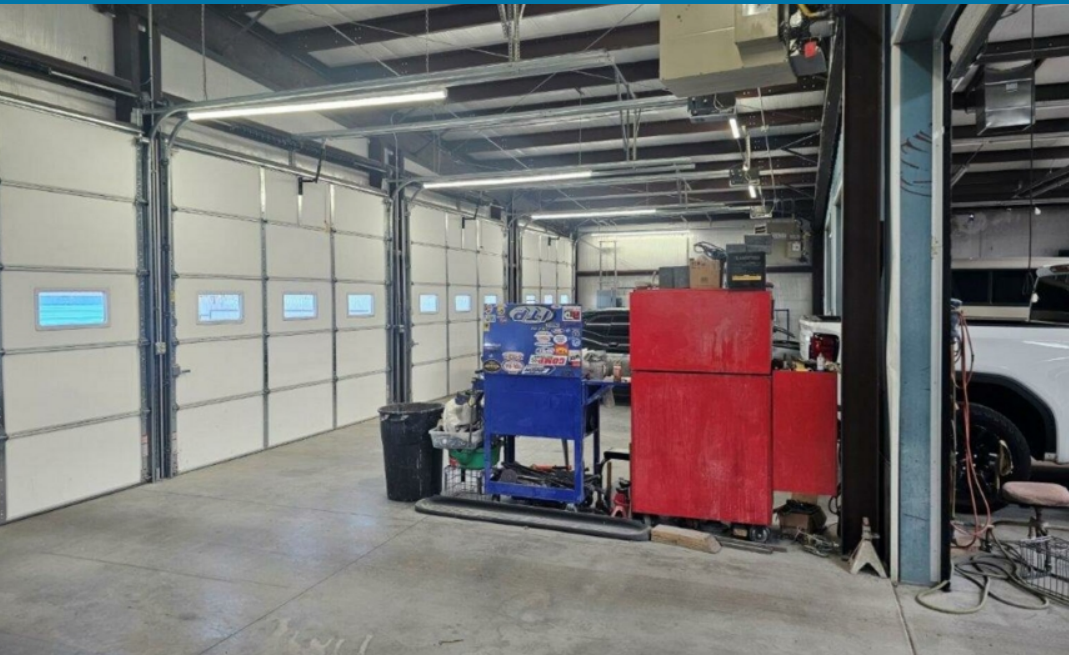
# PROPERTY SUMMARY

Offering Price	\$2,000,000.00
Building SqFt	10,220 SqFt
Parcel ID	1 011 039 455 258 000000, 1 011 039 452 286
Zoning Type	C-B, VACANT LAND
County	Valencia
Coordinates	34.819208,-106.695143
Lot Size (acres)	2.93

# INVESTMENT SUMMARY

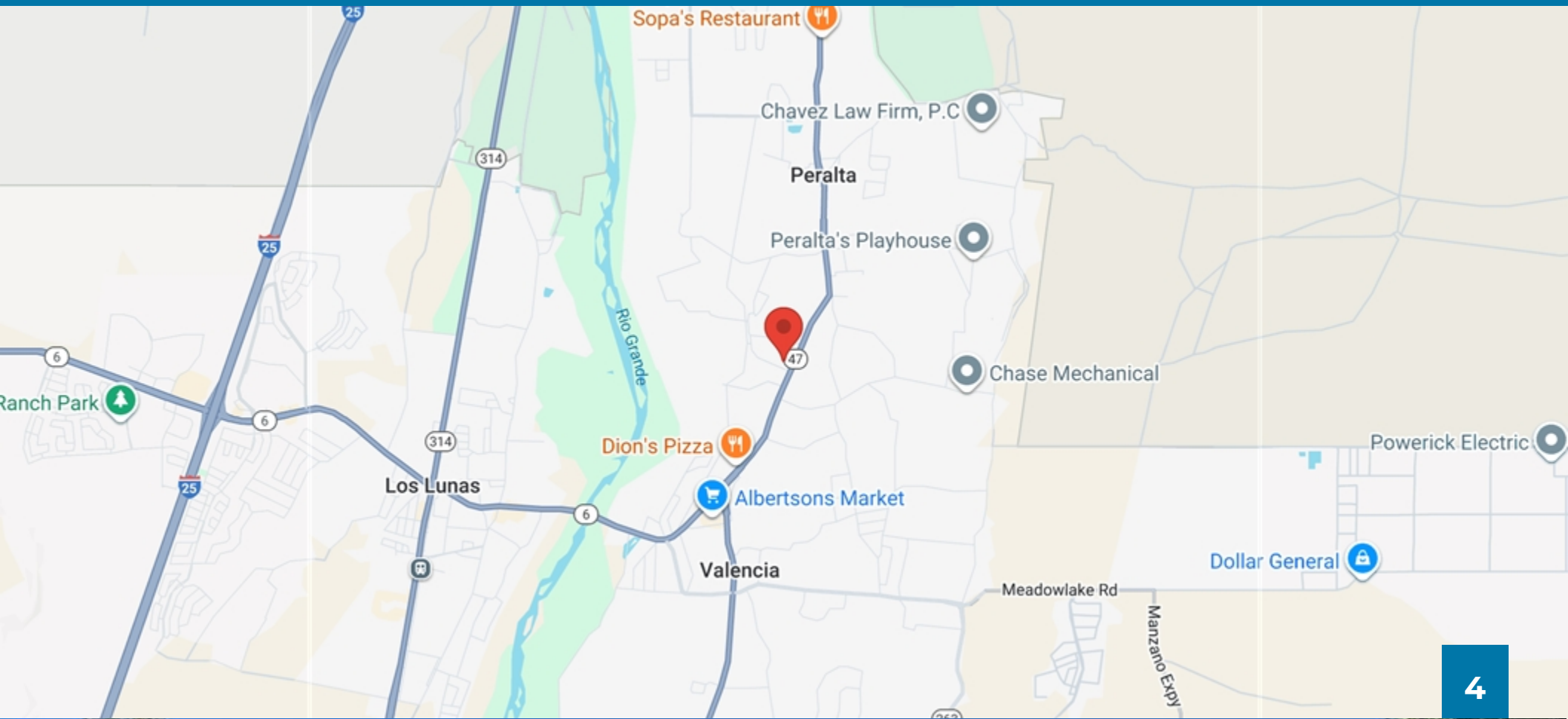
Monarch Realty LLC is pleased to present this established Auto Repair Shop listing located at 3548 State Highway 47, Peralta, Nm 87042. This fully operational Auto Repair Shop is comprised of 10,220 sq ft with C-B zoning (Commercial Business Zoning.) Combined, both tracts create an L-Shape totaling 2.93 acres with water rights. Great Growth Potential with an ideal location near the fastest growing community in New Mexico.

Business is also for sale- Motor Car Mall. This local favorite has been in business since 1993. Turnkey Operation is fully equipped with equipment ready for immediate operation.



# INVESTMENT HIGHLIGHTS

- The buildings are of metal construction with 12 ft. ceilings. Largest building measure 8,720 square feet containing reception, private offices, restrooms, and warehouse area with 20 bays. There are three additional metal storage buildings containing a total of 1,500 sq ft with an additional bay. Lot behind secured with Pro Panel Fencing with Concerta Wiring. Offices and Lobby Refridgerated Air. Evaporative Coolers and Overhead heaters in Warehouse area.





















# EXCLUSIVELY PRESENTED BY:

## **ASHLEY NUNN**

Qualifying Broker

Mobile: 5053074257

ashley@monarch-realty.com

License #: REC-2024-0484



## **Monarch Realty LLC**

8205 Spain Rd. NE Suite 203  
Albuquerque, NM 87109

Office: 5053074257

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By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to MONARCH REALTY LLC. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. MONARCH REALTY LLC has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe reliable; however, MONARCH REALTY LLC has not verified, and will not verify, any of the information contained herein, nor has MONARCH REALTY LLC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

**PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.  
PLEASE CONTACT THE MONARCH REALTY LLC ADVISOR FOR MORE  
DETAILS.**