# FOR SALE

140-144 S 2ND ST, RATON, NM 87740




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6240 Riverside Plaza NW
Albuquerque, NM 87120
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# PROPERTY PROFILE

140-144 S 2ND ST, RATON, NM 87740

## Details

| | |
|---|---|
| Sale Price | $499,000 |
| Property Type | Retail/Office |
| Price Per SF | $24.43/SF |
| Building Size | 20,423 SF |
| Acres | 6,970 ac |
| Zoning | C-1 |

## Description

Stunning historic commercial property in the heart of downtown Raton, offering approximately 15,317 SF across three floors including a basement, plus 5,106 SF in a second unfinished basement, on 0.16 acres! This substantial property offers an exceptional opportunity for redevelopment and adaptive reuse in a highly visible downtown location. A redevelopment study prepared specifically for the property identifies potential concepts including retail, food and beverage, outdoor recreation services, specialty retail and maker space, offices, studios, flexible event or training space, and upper-floor residential use. Zoned C-1 Central Business District, the property offers broad commercial and mixed-use potential. The redevelopment study notes potential uses within the district including retail, service businesses, offices, restaurants, lodging, cultural or community-oriented uses, and upper-floor residential. Originally constructed around 1910 and prominently positioned at the corner of Cook Avenue and South 2nd Street, the building features extensive storefront frontage, large street-facing windows, beautiful yellow-and-red masonry accents, a distinctive columned corner entrance, and decorative cornice detailing. Inside, the property offers an impressive mix of large open commercial spaces and numerous individual rooms and office suites. The main level includes expansive retail/showroom areas with oversized storefront windows and decorative stained-glass/transom accents. The upper level features numerous private office suites and larger flexible-use rooms, with historic paneled wood doors, interior transoms, substantial wood trim and millwork, hardwood flooring in select areas, multiple skylights that bring natural light into the interior, and an elevator serving the building. The varied layout creates opportunities for multiple businesses, professional offices, studios, retail, or other adaptive reuse. Conveniently located near banks, the library, train depot, restaurants, and other downtown amenities. A rare opportunity to own a substantial piece of Raton's historic downtown with tremendous potential for redevelopment, continued commercial use, or investment.





# PROPERTY HIGHLIGHTS

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## Features

- Historic DiLisio Building - National Register of Historic Places
- Approximately 15,317 SF across three floors plus 5,106 SF unfinished basement
- Prominent corner location at Cook Avenue and South 2nd Street
- Historic circa 1910 architecture with distinctive masonry and decorative detailing
- Extensive storefront frontage with large street-facing windows
- C-1 Central Business District zoning offering broad commercial and mixed-use potential
- Redevelopment study identifies retail, restaurant, office, studio, event and residential concepts
- Expansive retail and showroom spaces with stained-glass and transom accents
- Upper level with numerous private offices and flexible-use spaces
- Historic character including hardwood floors, paneled wood doors, millwork and skylights
- Elevator access plus prime proximity to the train depot, restaurants, banks, library and downtown amenities






# PROPERTY GALLERY

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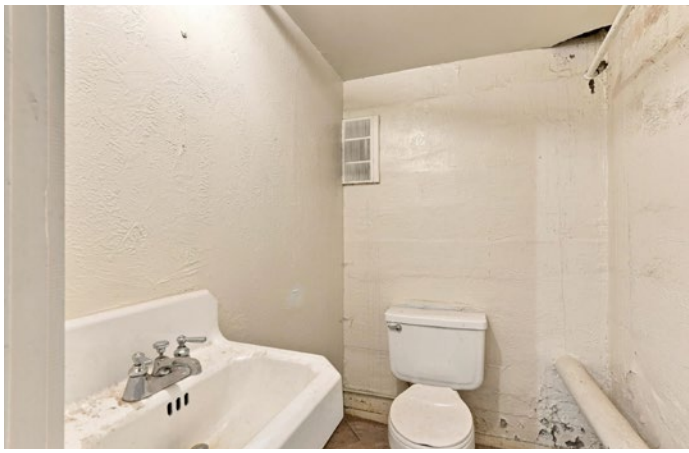




# FLOOR PLAN

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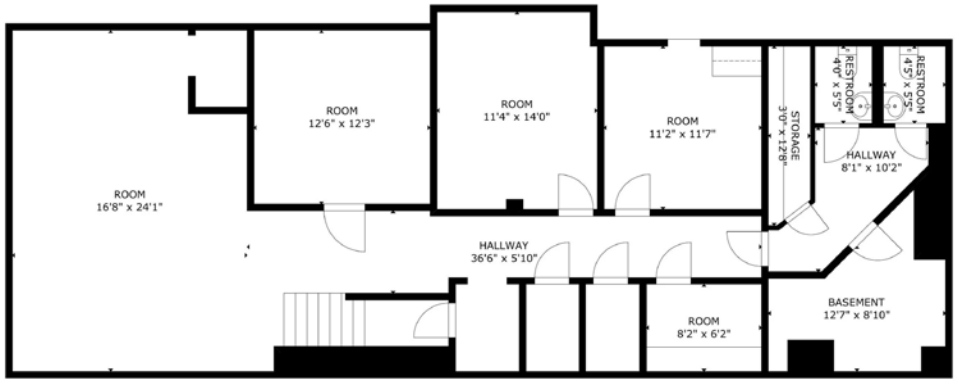


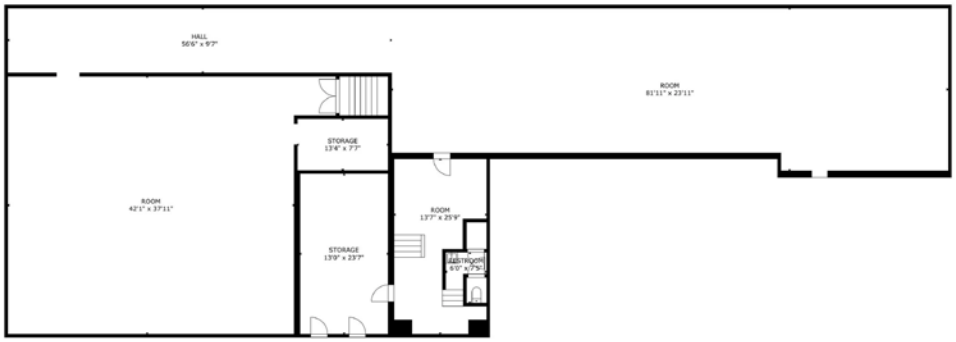


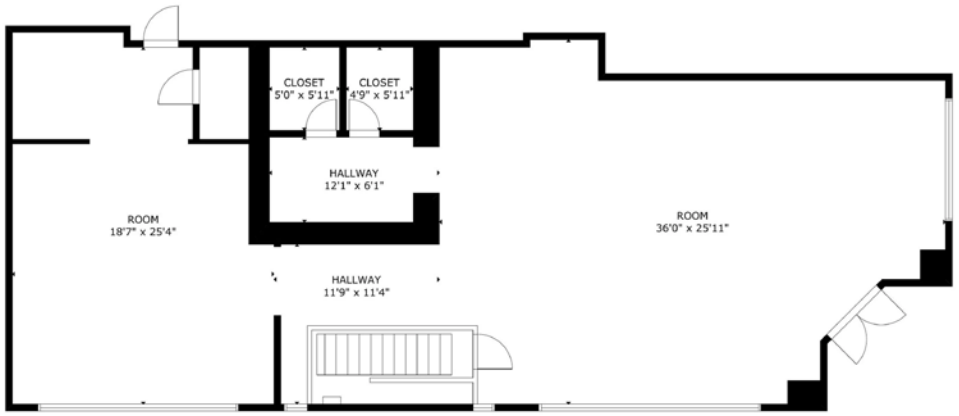




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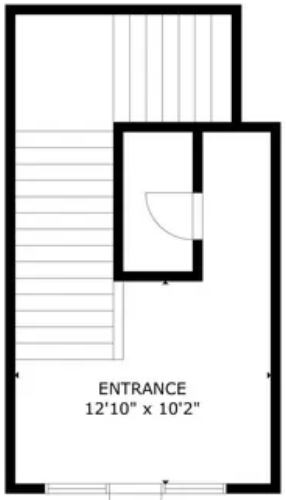


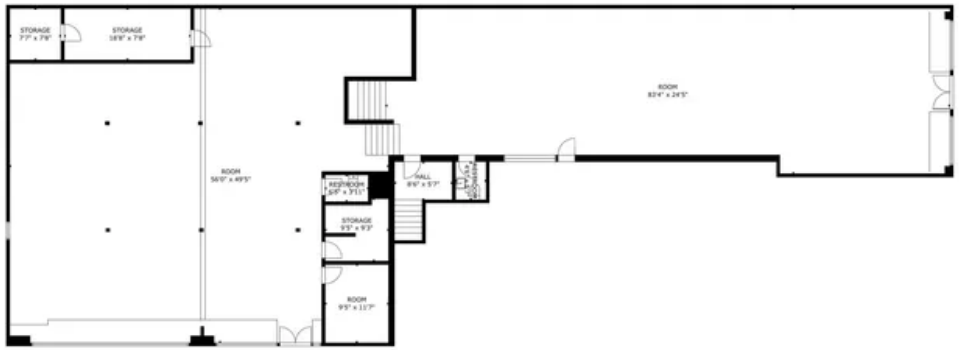

# MAP

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