

FOR SALE

23347 US HWY 550
San Ysidro, New Mexico



PROPERTY HIGHLIGHTS

Retail opportunity on the highly traveled Highway 550.
40 miles from central Albuquerque.
140 miles from Farmington, NM.

BUILDING SF	2,836	SIGNAGE TYPE	Pylon
LAND SF	27,996	1-MILE (POP.)	175
YEAR BUILT	1978	3-MILE (POP.)	241
PARKING	15+	MED. INCOME	\$51,160
TRAFFIC COUNTS	9,564 PD	SPACE USE	Retail



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LEGAL INFORMATION

TAX PARCEL ID	1006090520014
2020 RE TAXES	\$392.30
ZONING	C1

**RESTRICTIONS**

Property will be restricted against uses competitive with convenience stores

OFFERING PROCESS

Seller will consider the submission of an offer using Seller's Letter of Intent form, which will be provided to qualified buyers. Interested parties should submit an LOI on terms where the Buyer agrees to complete a purchase of the property on the Seller's Real Estate Sales Agreement. All offers must be received by Exclusive Agent, Cushman & Wakefield. Contact information is below:

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