

## PRIMARY INFORMATION



Aerial View

(82) Address	200 Canyon Drive	(73) MLS #	20255296
(80) Asking Price	\$50,000	(88) Sale/Rent	For Sale
(87) Status	Active	(74) Class	COMMERCIAL /INDUSTRIAL
(114) Building Size	1301	(78) Type	Commercial
(115) Apx Sq Ft	1301	(84) City	Raton
(118) Year Built	1969	(85) State	NM
(64) Legal Description	LIZZI WISEMAN TRACT UPC 113518627704 5 LAND 2 TRACT B .43 ACRES	(130) County	Colfax County
(112) Business Name		(86) Zip	87740
(0) Cumulative DOM	3	(39) Days On Market	3

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## BROKER / BROKERAGE INFORMATION

(92) Broker	WENDY MILETA - CELL: 575-707-1662	(100) List Team	No
(93) Listing Broker Email	wendymileta@yahoo.com	(102) Transaction Coordinator	No
(95) Broker 1 License #	19831	(101) Transaction Coordinator Name	
(94) Listing Office 1	REALTY ONE OF NEW MEXICO - RATON - OFF: 575-707-1662	(99) Office Broker	WENDY MILETA
(96) Listing Broker 2		(103) Office Broker License #	19831
(98) Listing Broker 2 License #		(4) Lot Acreage	
(97) Listing Office 2		(171) Original Price	\$50,000
(104) QB Name	Wendy Mileta	(8) Occupied By	
(105) QB License #	19831	(145) Total Baths	
(83) Address 2		(11) Annual Utilities	
(6) Total Units		(13) Usable Space Land SQFT	
(7) Insulation		(15) Annual Gross \$	
(9) Special Finance		(26) Guest Quarters	
(10) Price Rentable SQFT		(18) Annual Insurance	
(12) Usable Space Bldg SQFT		(20) Other Space SQFT	
(14) Price Per Unit		(22) Rentable SQFT	
(16) Estate Owned		(5) Assumable Y/N	
(17) Property Interest		(25) Front Feet Land	
(19) Gross Rent Multiplier		(1) Sold Price per Acre	
(21) Rent AR		(2) Unique Property Identifier	
(23) SQFT Lease \$		(197) Floor Plans Count	0
(24) Type of Listing			
(27) Age	62		
(28) Avg. Lot Depth			
(3) RESO Universal Property Identifier			
(198) Floor Plans Update Date			

## PROPERTY INFORMATION

(75) Comp Only	No
(76) Comp Type	
(60) Non-Branded Virtual Showing	No
(62) Showing Instructions	Notice with listing broker
(59) Directions	
(110) Owner (Recorded Name)	Richard Kolb Estate
(176) Sellers NMREC Licensee	No
(113) Lot Land Size	.43
(31) Lot Size Irregular	Yes
(119) Ceiling Height	
(117) Office Sq Ft	
(136) Sq Ft Source	

MLS # 20255296 Address: 200 Canyon Drive  
(137) Price per SqFt \$38.43  
(107) Lease Hold  
(129) APOD Available Y/N  
(67) PID Assessments No  
(127) Phase

(123) # Elevators  
(121) # Loading Docks  
(122) # Overhead Doors  
(124) # Parking Spaces  
(126) Voltage  
(128) Amps

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## SECONDARY PROPERTY INFORMATION

(56) Geocode Quality Exact Match (89) Audio/video surveillance? No  
(161) Search By Map (133) Associated Document Count 0

## DATA DISSEMINATION

(174) Internet Y/N	Yes	(155) VOW Include	Yes
(156) VOW Address	Yes	(157) VOW Comment	No
(158) VOW AVM	No	(163) IDX Include	Y
(164) Homesnap Facebook Market	Yes	(142) Automated Valuation	Yes
(146) Blogging	Yes	(147) Realtor.com	Yes
(148) List Hub	Yes	(149) CoStar/Homes.com	Yes
(150) Move	Yes	(151) CoStar/Homesnap.com	Yes
(152) Smarter Agent	Yes	(153) Terradatum	Yes

## FEATURES

<b>BUILDING TYPE</b>	<b>FLOOD ZONE</b>	<b>POSSESSION</b>	<b>HEATING</b>
Commercial	Unknown	Upon Recording	Space Heater
Shop	<b>INCLUDED</b>	<b>TERMS OF SALE</b>	Gas
Auto Repair Shop	Building	Cash	
Service Station	Land	Conventional	
<b>CONSTRUCTION</b>		<b>FLIGHT ZONE</b>	
Frame		No	

## FINANCIAL INFORMATION

(172) Seller Pays NM GRT?	Yes	(178) Taxes \$	\$526.00
(173) GRT Code	09102 – Raton	(179) Tax Year	2025
(139) Short Sale	No	(141) Owner Financing	No
(140) REO/Bank Owned	No	(143) Auction	No
(138) 3rd Party Approval	No	(180) Assessments 1	
(154) Court Approval	No	(181) Assessments 2	
(175) List Type	Exclusive Right to Sell	(66) Financial Remarks	
(177) Sole & Separate Agreement			

## IMPORTANT DATES

(108) Listing Date	9/12/2025	(44) Input Date	9/13/2025 4:10 PM
(109) Expiration Date	4/1/2026	(166) Status Date	9/13/2025
(132) Off Market Date		(168) Price Date	9/13/2025
(45) Update Date	9/13/2025 4:10 PM	(167) HotSheet Date	9/13/2025
(30) Buyer Contingency Deadline		(144) Auction Date	
(29) Time Off Market			

## INFORMATION DISSEMINATION

(134) Broker Hit Count 0  
(135) Client Hit Count 0  
(38) Picture Count 1

## BROKER ONLY REMARKS

(182) Broker Only Remarks

## PUBLIC & SYNDICATION REMARKS

**(58) Public Remarks**  
MLS # 20255296  
Imagine the possibilities with this one-of-a-kind property in Raton! Once a Texaco station, this versatile building is ready to become whatever you envision — a storefront, a garage, or even your own personal space. Positioned just off the first exit on the north end of town, it captures steady traffic flowing in from I-25, giving your business maximum exposure. The charm of its history meets the practicality of its layout, offering a blank canvas for entrepreneurs, investors, or creatives. Whether you're dreaming of a new retail concept, a workshop, or an income-producing venture, this property puts you in the driver's seat. With some TLC this property can be very unique. Opportunity, visibility, and adaptability — all in one prime location.

**SOLD INFORMATION**

- (185) Contract Date
- (186) Closing/Funding Date
- (184) How Sold
- (194) Sale Type
- (187) Sold Price
- (41) Sold Price Per SQFT
- (55) Final Seller Concession

**(69) Syndication Remarks**  
Imagine the possibilities with this one-of-a-kind property in Raton! Once a Texaco station, this versatile building is ready to become whatever you envision — a storefront, a garage, or even your own personal space. Positioned just off the first exit on the north end of town, it captures steady traffic flowing in from I-25, giving your business maximum exposure. The charm of its history meets the practicality of its layout, offering a blank canvas for entrepreneurs, investors, or creatives. Whether you're dreaming of a new retail concept, a workshop, or an income-producing venture, this property puts you in the driver's seat. With some TLC this property can be very unique. Opportunity, visibility, and adaptability — all in one prime location.

- (189) Selling Broker 1
- (190) Selling Office 1
- (191) Selling Broker 2
- (192) Selling Office 2
- (57) Sell Team
- (65) Additional Comments

**DISCLAIMER**

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