



GLOBAL STRENGTH, LOCAL EXPERTISE



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# AERIALS



## PROPERTY PROFILE

OFFERED AT: \$415,646

SQFT : ±5,826 SF

ACRES: ±0.52

CORNER LOT

LOCATED ON A PROMINENT CORNER LOT IN LORDSBURG, NM, THIS ±5,826 SQUARE FOOT COMMERCIAL FACILITY IS A FANTASTIC OPPORTUNITY FOR EDUCATIONAL OR SERVICE-BASED USERS. WITH A HISTORY OF EARLY CHILDHOOD CARE USE AND A SPACIOUS OUTDOOR AREA, THE PROPERTY IS IDEAL FOR A PRESCHOOL, DAYCARE, OR COMMUNITY-FOCUSED ORGANIZATION.

## KEY FEATURES:

- **GENEROUS BUILDING SIZE:** ±5,826 SF OF WELL-MAINTAINED INTERIOR SPACE ALLOWS FOR MULTIPLE CLASSROOMS, OFFICES, MULTI PURPOSE ROOMS, OR SERVICE AREAS.
- **AMPLE LOT & OUTDOOR SPACE:** SITUATED ON ±0.52 ACRES, THE PROPERTY INCLUDES FENCED OUTDOOR SPACE THAT CAN SERVE AS A PLAYGROUND, ACTIVITY YARD, OR GARDEN AREA.
- **PRIME CORNER LOCATION:** HIGH VISIBILITY AT THE INTERSECTION OF S COPPER ST AND PINE ST WITH EASY ACCESS FOR STAFF, PARENTS, AND CLIENTS.
- **READY FOR IMMEDIATE USE:** PREVIOUSLY USED FOR CHILDCARE/EDUCATIONAL PURPOSES, THE BUILDING IS WELL-SUITED FOR QUICK OCCUPANCY WITH MINIMAL RENOVATION.
- **AFFORDABLE VALUE:** PRICED AT \$415,646, THIS PROPERTY OFFERS A COMPELLING VALUE FOR INVESTORS OR OWNER-USERS LOOKING FOR A FLEXIBLE AND FUNCTIONAL FACILITY.

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