



**FOR SALE**

**AVAILABLE SPACE**  
26,310 SF

**LOT SIZE**  
0.6 AC

**ZONING**  
C-1

**Sebastian Mayo**  
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## PROPERTY HIGHLIGHTS

This versatile, income-generating property in Socorro is a fantastic investment opportunity with immediate rental income and significant development potential. Situated on a 26,310 square foot lot at the intersection of Socorro Road and Dini Rozi Road, this property includes four 560 sq. ft. 1-bedroom, 1-bathroom units, plus a mobile home in the back that currently generates additional income.

- **4 Multifamily Units:** Each unit is 560 sq. ft. with 1 bedroom and 1 bathroom, offering a comfortable living space for tenants and a steady stream of rental income.
- **Mobile Home:** Located at the back of the property, the mobile home provides additional rental income or can be removed to make way for future development.
- **Land Size:** 26,310 square feet, offering ample space for current and future tenants.

**Expansion opportunity:** The property comes with approved architectural and structural plans by Socorro's Historical Landmark Commission to build 5 additional units, each 660 sq. ft. with 2 bedrooms and 1 bathroom. These units could be developed in the back of the lot, subject to removing the existing mobile home, making the property even more attractive for long-term investment and development.

This property offers a unique combination of immediate rental income and the ability to expand and increase value. Whether you're a seasoned investor or looking for your first multifamily opportunity, this is a must-see!



## AREA TRAFFIC GENERATORS



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## DEMOGRAPHIC SNAPSHOT 2024



**32,775**  
**POPULATION**  
3-MILE RADIUS



**\$49,402**  
**AVG HH INCOME**  
3-MILE RADIUS



**\$40,250**  
**MEDIAN HH INCOME**  
3-MILE RADIUS



**TRAFFIC COUNTS**  
SOCORRO RD: 14,698  
VPD  
ALAMEDA AVE: 17,495  
VPD







