



\$300,000

**600 Kiowa, #a, B, C Street
Raton, NM 87740**

18,124 sq ft

MLS #: 20251787

Courtesy of Realty One Of New Mexico - Raton,
575-707-1662



Commercial

Large warehouse available for sale, approximately 18,000 sq ft. Currently, half of the building is rented, making it a great investment opportunity. You can either use the other half for your own purposes or rent it out. The property is zoned for light industrial use, allowing for a variety of applications, from animal hospitals to bakeries and manufacturing warehouses. It's also ideal for storage, office space, and comes equipped with kitchens, bathrooms, and several rental spaces. The location is fantastic, situated right off I-25 and Hwy 87, with a fenced-in yard as an added bonus. It's only 25 minutes from Colorado, making it a perfect spot between Colorado and just a few hours from Texas and Santa Fe, NM. This is a prime location that's right in the middle of everything!

Property Features

- **Property Type:** Commercial
- **Sub Type:** Warehouse
- **Listing Status:** Active
- **County/Area:** Colfax County
- **Zip Code:** 87740
- **Year Built:** 1990
- **Sq.Ft.:** 18,124 sq ft
- **# of Parking Spaces:** 12
- **Lot Size:** 2.393 acres
- **Listing Office:** Realty One Of New Mexico - Raton 575-707-1662
- **Zoning:** L-1
- **Building Area Source:** Assessor
- **Building Area Units:** Square Feet
- **Building Features:** High Visibility, Restrooms
- **Business Name:** Moss Adventures
- **Construction Materials:** Steel Frame, Metal / Fabricate
- **Country:** US
- **Door Features:** Overhead Door(s)
- **Farm Land Area Units:** Square Feet
- **Fencing:** Chain Link
- **Geocodes:** -104.427879, 36.888425
- **Heating:** Space Heater, Natural Gas
- **List Price Low:** 300000
- **Living Area Source:** Assessor
- **Living Area Units:** Square Feet
- **Lot Features:** Irregular Lot
- **Lot Size Area:** 2.393
- **Lot Size Square Feet:** 104237
- **Lot Size Units:** Acres
- **MLS Area Major:** New Mexico Mls
- **Main Type:** Commercial Sale
- **Parcel Number:** 1136185096124
- **Parking Features:** Additional Parking
- **Roof:** Propane
- **Sale/Rent:** For Sale
- **Security Features:** Audio/Video Surveillance
- **Structure Type:** Commercial, Industrial, Shop
- **Tax Year:** 2025
- **Utilities:** Electricity Connected, Natural Gas Connected, Sewer Connected
- **Water Source:** Public





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