



**\$499,995**

**1190 S 2nd Street  
Raton, NM 87740**

**10,000 sq ft**

**MLS #: 20255070**

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



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## Commercial

Prime Commercial Building - Hester's Motorsports Excellent opportunity to own a 10,000 sq. ft. commercial building on a high-traffic corner lot in the busiest part of town! Built in 1999 and formerly home to Hester's Yamaha, this property is ideal for a showroom, warehouse, shop, or mixed-use business. Layout: 5,000 sq. ft. showroom/office, 2,500 sq. ft. shop, 2,500 sq. ft. storage. Parking: 14 striped spaces (2 ADA) plus overflow and frontage parking. Expansion: Room to add another 25' x 50' or create more storage/parking. Features: (3) 10' x 10' overhead doors, high-power 120/240v electric, LED lighting, security system with cameras, "6" reinforced concrete construction. Updates: Roof redone in 2020 with 20-year warranty; A/C units installed 2018; efficient insulation and natural gas heat. Well-maintained, energy-efficient, and built to last, this property is ready for its next business venture.

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## Property Features

- **Property Type:** Commercial
- **Sub Type:** Mixed Use
- **Listing Status:** Active
- **County/Area:** Colfax County
- **Zip Code:** 87740
- **Year Built:** 1999
- **Sq.Ft.:** 10,000 sq ft
- **Lot Size:** 19306 sq ft lot
- **Listing Office:** Realty One Of New Mexico - Raton 575-707-1662
- **Building Area Units:** Square Feet
- **Building Features:** Ceiling Height: 12
- **Construction Materials:** Metal / Fabricate
- **Country:** US
- **Door Features:** Overhead Door(s)
- **Farm Land Area Units:** Square Feet
- **Geocodes:** -104.440738, 36.883814
- **Heating:** Space Heater, Natural Gas
- **List Price Low:** 499995
- **Living Area Units:** Square Feet
- **Lot Features:** Irregular Lot
- **Lot Size Area:** 19305
- **Lot Size Square Feet:** 19305
- **Lot Size Units:** Square Feet
- **MLS Area Major:** New Mexico Mls
- **Main Type:** Commercial Sale
- **Open Parking:** Yes
- **Other Parking:** Driveway
- **Parcel Number:** 1135184244485
- **Parking Features:** Additional Parking, Parking Lot
- **Road Frontage Type:** City Street
- **Roof:** Metal, Pitched
- **Sale/Rent:** For Sale
- **Security Features:** Security System
- **Structure Type:** Commercial, Industrial, Showroom, Warehouse
- **Tax Year:** 2025
- **Utilities:** Electricity Connected, Natural Gas Connected, Sewer Connected
- **Water Source:** Public



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