

Hospitality For Sale



RE/MAX Classic Realty Commercial

2805 Doral Ct. Las Cruces, NM 88011 | 575-937-9330

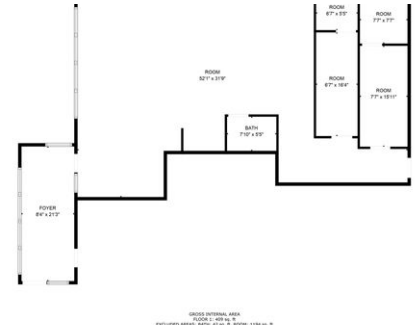
Turn Key Restaurant and Retail

2255 N Date St, Truth or Consequences, NM, 87901

Hospitality For Sale

Prepared on August 03, 2023

1 of 1 Listings



Listing Details | Hospitality For Sale

Secondary Uses	Retail, Specialty
Total Available Space	6,000 SF
Asking Price	\$1,300,000
Listing Price Per SF	\$216.67
Cap Rate	-
Terms	Cash, Conventional
Investment	No
Possession	Now
Signage	On Building

Show Instructions	Call broker
Free & Clear	Yes
Vacant	Yes
Available Date	8/01/2023
Days On Market	2 days
Date Listed	8/01/2023
Last Modified	8/03/2023
Listing ID	38625016
Parking Spaces	50

Description

Exceptional turn key restaurant and retail opportunity at the gateway of New Mexico's outdoor tourism epicenter, T or C & Elephant Butte Lake State Park, New Mexico's largest body of water. Located in a bustling national credit tenant hospitality, retail and restaurant corridor at the Interstate 25 interchange. Complete FF&E package included in sale. Restaurant occupies approximately 4,500 square feet with an additional 1,500 square feet of Retail, Convenience Store, Specialty Use or Office with many possibilities. Restaurant seats approximately 150 patrons. Dining area is fully furnished in good to excellent condition. The kitchen area includes fume hoods, suppression systems, dish area, dry storage, operational walk-in cooler and freezer. Recently replaced refrigerated A/C ventilation units. Excellent traffic counts from the Interstate Highway interchange/exit for travelers including tens of thousands of lake and outdoor recreation visitors.

Property Features

Location Details

Address	2255 N Date St, Truth or Consequenc...	In Opportunity Zone	Yes
Zoning	Commercial	Name	Turn Key Restaurant and Retail
County	Sierra	Water Frontage	Not present

Building Details

Sub Type	Restaurant
Building Status	Existing
Building Size	6,000 SF
Land Size	0.07 Acres / 3,049 SF
Number of Buildings	1
Number of Floors	1
Year Built/Renovated	1999, 2020
Primary Constr. Type	Framed
Occupancy Type	Multi-tenant
Parking Spaces	50
Parking Ratio	-

In Opportunity Zone	Yes
Largest Contiguous	4,500 SF
Rentable Space	6,000 SF
Air Conditioned	Yes
Heated	Yes
Security System	yes
Water	Yes, City
Sanitary Sewer	Yes, City
Natural Gas	Yes
Fiber Optic	Yes
Rail Service	No

Owner Contact Information

Legal Owner

Src Property, Llc

True Owner

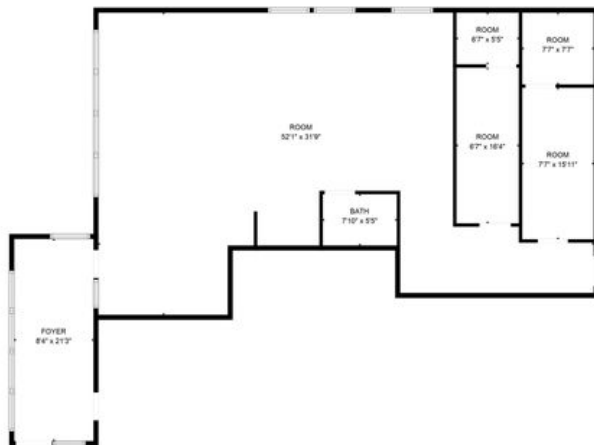
Not Available

Property Listings

1 Listing | 6,000 SF | \$1,300,000

Type	Condo	Space Use	Suite	Available Space	Rate	Available
For Sale	-	Restaurant, Office	-	6,000 SF	\$1,300,000	8/01/2023

Additional Photos



GROSS INTERNAL AREA
FLOOR 1: 409 sq. ft.
EXCLUDED AREAS: BATH: 42 sq. ft., ROOM: 1294 sq. ft.
TOTAL: 409 sq. ft.
MEASUREMENTS ARE CALCULATED BY VISUAL MEASUREMENT. DIMENSIONS MAY VARY SLIGHTLY BUT NOT SIGNIFICANTLY.



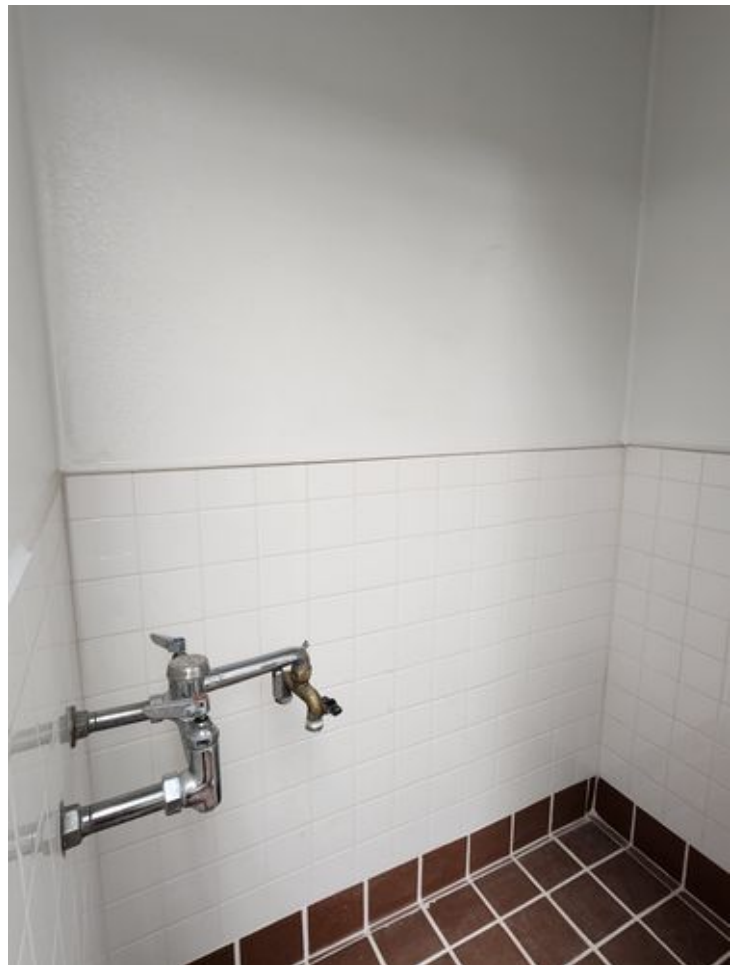
GROSS INTERNAL AREA
FLOOR 1: 4240 sq. ft.
EXCLUDED AREAS: STORAGE: 73 sq. ft., ROOM: 204 sq. ft., HALL: 169 sq. ft.
TOTAL: 4240 sq. ft.
MEASUREMENTS ARE CALCULATED BY VISUAL MEASUREMENT. DIMENSIONS MAY VARY SLIGHTLY BUT NOT SIGNIFICANTLY.





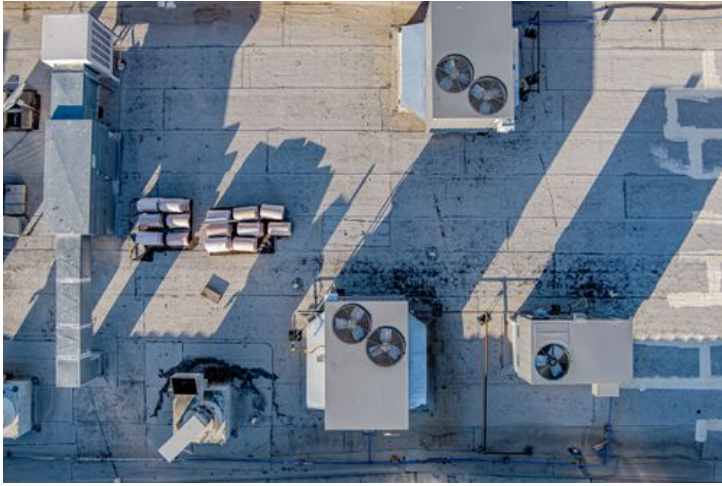
















Contact



Eugene A Heathman
575-524-8788
eugeneh@remax.net



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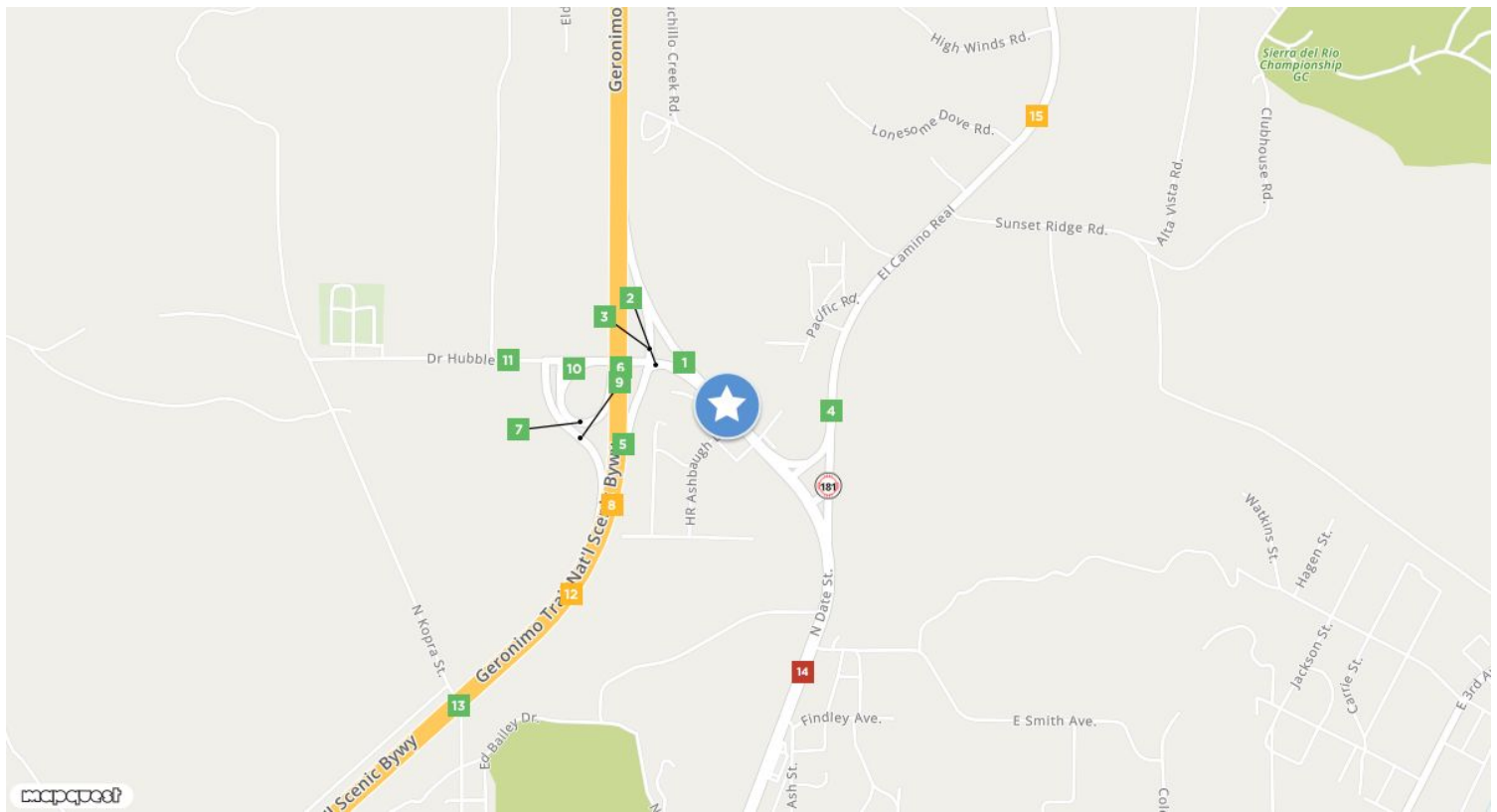
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Traffic Counts



1		2		3		4		5	
Year: 2021	1,694 est	Year: 2021	1,915 est	Year: 2021	13,330 est	Year: 2021	3,325 est	Year: 2021	13,899 est
Year: 2018	639	Year: 2018	1,035	Year: 2018	12	Year: 2018	3,564	Year: 2018	1,083
Year: 2017	2,946	Year: 2017	2,943	Year: 2017	29,429	Year: 2017	2,966	Year: 2017	29,353
6		7		8		9		10	
Year: 2021	3,411 est	Year: 2021	13,333 est	Year: 2021	17,427 est	Year: 2021	13,815 est	Year: 2021	521 est
Year: 2018	3,589	Year: 2018	706	Year: 2018	7,007	Year: 2018	1,112	Year: 2018	701
Year: 2017	2,932	Year: 2017	28,908	Year: 2017	29,312	Year: 2017	29,132	Year: 2017	289
Cemetery Road 11		12		Kopra Street 13		N Date St 14		United States Highway 85 15	
Year: 2021	3,054 est	Year: 2021	17,918 est	Year: 2021	2,507 est	Year:	0 est	Year:	0 est
Year: 2018	3,213	Year: 2018	8,210	Year: 2018	2,274	Year: 1997	10,215	Year: 1997	5,664
Year: 2017	2,861	Year: 2017	28,890	Year: 2017	2,856				



Eugene A Heathman
eugeneh@remax.net
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