

PRIMARY INFORMATION



Aerial View

| | | | |
|------------------------|---|---------------------|------------------------|
| (82) Address | 208 Canyon Drive | (73) MLS # | 20255297 |
| (80) Asking Price | \$175,000 | (88) Sale/Rent | For Sale |
| (87) Status | Active | (74) Class | COMMERCIAL /INDUSTRIAL |
| (114) Building Size | 6120 | (78) Type | Warehouse |
| (115) Apx Sq Ft | 6120 | (84) City | Raton |
| (118) Year Built | 1984 | (85) State | NM |
| (64) Legal Description | Subd: LIZZI WISEMAN TRACT UPC 113518626505 8 LAND 1 TRACT A .51 ACRES | (130) County | Colfax County |
| (112) Business Name | | (86) Zip | 87740 |
| (0) Cumulative DOM | 3 | (39) Days On Market | 3 |

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 STACK: at StaticMap.RenderMap.GetPushPin(String style) in D:\work05\360\ls\ServiceBox\StaticMap\StaticMap\Render.cs:line 153
 at StaticMap.RenderGoogle.<Ren



BROKER / BROKERAGE INFORMATION

| | | | |
|--|--|------------------------------------|--------------|
| (92) Broker | WENDY MILETA - CELL: 575-707-1662 | (100) List Team | No |
| (93) Listing Broker Email | wendymileta@yahoo.com | (102) Transaction Coordinator | No |
| (95) Broker 1 License # | 19831 | (101) Transaction Coordinator Name | |
| (94) Listing Office 1 | REALTY ONE OF NEW MEXICO - RATON - OFF: 575-707-1662 | (99) Office Broker | WENDY MILETA |
| (96) Listing Broker 2 | | (103) Office Broker License # | 19831 |
| (98) Listing Broker 2 License # | | (4) Lot Acreage | |
| (97) Listing Office 2 | | (171) Original Price | \$175,000 |
| (104) QB Name | Wendy Mileta | (8) Occupied By | |
| (105) QB License # | 19831 | (145) Total Baths | |
| (83) Address 2 | | (11) Annual Utilities | |
| (6) Total Units | | (13) Usable Space Land SQFT | |
| (7) Insulation | | (15) Annual Gross \$ | |
| (9) Special Finance | | (26) Guest Quarters | |
| (10) Price Rentable SQFT | | (18) Annual Insurance | |
| (12) Usable Space Bldg SQFT | | (20) Other Space SQFT | |
| (14) Price Per Unit | | (22) Rentable SQFT | |
| (16) Estate Owned | | (5) Assumable Y/N | |
| (17) Property Interest | | (25) Front Feet Land | |
| (19) Gross Rent Multiplier | | (1) Sold Price per Acre | |
| (21) Rent AR | | (2) Unique Property Identifier | |
| (23) SQFT Lease \$ | | (197) Floor Plans Count | 0 |
| (24) Type of Listing | | | |
| (27) Age | 41 | | |
| (28) Avg. Lot Depth | | | |
| (3) RESO Universal Property Identifier | | | |
| (198) Floor Plans Update Date | | | |

PROPERTY INFORMATION

| | |
|----------------------------------|----------------------------|
| (75) Comp Only | No |
| (76) Comp Type | |
| (60) Non-Branded Virtual Showing | No |
| (62) Showing Instructions | Notice with listing broker |
| (59) Directions | |
| (110) Owner (Recorded Name) | Richard Kolb Estate |
| (176) Sellers NMREC Licensee | No |
| (113) Lot Land Size | .51 |
| (31) Lot Size Irregular | Yes |
| (119) Ceiling Height | |
| (117) Office Sq Ft | |
| (136) Sq Ft Source | |

MLS # 20255297 Address: 208 Canyon Drive
(137) Price per SqFt \$28.59
(107) Lease Hold
(129) APOD Available Y/N
(67) PID Assessments No
(127) Phase

(123) # Elevators
(121) # Loading Docks
(122) # Overhead Doors
(124) # Parking Spaces
(126) Voltage
(128) Amps

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SECONDARY PROPERTY INFORMATION

(56) Geocode Quality Exact Match (89) Audio/video surveillance? No
(161) Search By Map (133) Associated Document Count 0

DATA DISSEMINATION

| | | | |
|--------------------------------|-----|---------------------------|-----|
| (174) Internet Y/N | Yes | (155) VOW Include | Yes |
| (156) VOW Address | Yes | (157) VOW Comment | No |
| (158) VOW AVM | No | (163) IDX Include | Y |
| (164) Homesnap Facebook Market | Yes | (142) Automated Valuation | Yes |
| (146) Blogging | Yes | (147) Realtor.com | Yes |
| (148) List Hub | Yes | (149) CoStar/Homes.com | Yes |
| (150) Move | Yes | (151) CoStar/Homesnap.com | Yes |
| (152) Smarter Agent | Yes | (153) Terradatum | Yes |

FEATURES

| | | | |
|--|--|------------------------------|---------------------------------|
| ACCESS TO PROPERTY Driveway To City Street | CONSTRUCTION Metal / Fabricate | ROOF Metal | UTILITIES Electricity |
| BUILDING TYPE Commercial | FLOOD ZONE Unknown | Pitched | Natural Gas |
| Warehouse | | TERMS OF SALE Cash | Sewer |
| | | Conventional | Water-City |

FINANCIAL INFORMATION

| | | | |
|---------------------------------|-------------------------|------------------------|------------|
| (172) Seller Pays NM GRT? | Yes | (178) Taxes \$ | \$1,841.00 |
| (173) GRT Code | 09102 – Raton | (179) Tax Year | 2025 |
| (139) Short Sale | No | (141) Owner Financing | No |
| (140) REO/Bank Owned | No | (143) Auction | No |
| (138) 3rd Party Approval | No | (180) Assessments 1 | |
| (154) Court Approval | No | (181) Assessments 2 | |
| (175) List Type | Exclusive Right to Sell | (66) Financial Remarks | |
| (177) Sole & Separate Agreement | | | |

IMPORTANT DATES

| | | | |
|---------------------------------|-------------------|---------------------|-------------------|
| (108) Listing Date | 9/12/2025 | (44) Input Date | 9/13/2025 4:11 PM |
| (109) Expiration Date | 4/1/2026 | (166) Status Date | 9/13/2025 |
| (132) Off Market Date | | (168) Price Date | 9/13/2025 |
| (45) Update Date | 9/13/2025 4:11 PM | (167) HotSheet Date | 9/13/2025 |
| (30) Buyer Contingency Deadline | | (144) Auction Date | |
| (29) Time Off Market | | | |

INFORMATION DISSEMINATION

(134) Broker Hit Count 1
(135) Client Hit Count 0
(38) Picture Count 7

BROKER ONLY REMARKS

(182) Broker Only Remarks

PUBLIC & SYNDICATION REMARKS

| | | | |
|----------------------------|---|---------------------------------|---|
| (58) Public Remarks | Over 6,000 sq ft Warehouse on ½ Acre – Prime Location in Raton! Great opportunity to own a versatile commercial property just off the north exit of I-25 in Raton! This warehouse offers over 6,000 sq ft of space on a ½ acre lot, making it ideal for a wide variety of uses. Whether you're looking for storage, a workshop, hobby space, or the perfect spot to launch your new business, this property has the flexibility you need. Easy highway access, a convenient location, and plenty of room inside and out make this a rare find. Bring your ideas and make this space work for you! | (69) Syndication Remarks | Over 6,000 sq ft Warehouse on ½ Acre – Prime Location in Raton! Great opportunity to own a versatile commercial property just off the north exit of I-25 in Raton! This warehouse offers over 6,000 sq ft of space on a ½ acre lot, making it ideal for a wide variety of uses. Whether you're looking for storage, a workshop, hobby space, or the perfect spot to launch your new business, this property has the flexibility you need. Easy highway access, a convenient location, and plenty of room inside and out make this a rare find. Bring your ideas and make this space work for you! |
|----------------------------|---|---------------------------------|---|

SOLD INFORMATION

MLS # 20255297

Address: 208 Canyon Drive

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(186) Closing/Funding Date
(184) How Sold
(194) Sale Type
(187) Sold Price
(41) Sold Price Per SQFT
(55) Final Seller Concession

(189) Selling Broker 1
(190) Selling Office 1
(191) Selling Broker 2
(192) Selling Office 2
(57) Sell Team
(65) Additional Comments

ADDITIONAL PICTURES



Aerial View



Aerial View



Aerial View



Side Of Structure



Garage



Aerial View

DISCLAIMER

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(185) Contract Date