

PRIMARY INFORMATION



(80) Address	201 N 2nd Street	(71) MLS #	20243366
(78) Asking Price	\$650,000	(86) Sale/Rent	For Sale
(85) Status	Active	(72) Class	COMMERCIAL /INDUSTRIAL
(114) Building Size	11112	(76) Type	Auto Repair Shop
(115) Apx Sq Ft	11112	(82) City	Raton
(118) Year Built	1974	(83) State	NM
(62) Legal Description	Maxwell N Addition, Block 1, Lots 1-4, Lots 22-24	(130) County	Colfax County
(112) Business Name	A & M Auto Repair	(84) Zip	87740
		(37) Days On Market	28



BROKER / BROKERAGE INFORMATION

(91) Broker	WENDY MILETA - CELL: 575-707-1662	(99) List Team	
(92) Listing Broker Email	wendymileta@yahoo.com	(101) Transaction Coordinator	No
(94) Broker 1 License #	19831	(100) Transaction Coordinator Name	
(93) Listing Office 1	REALTY ONE OF NEW MEXICO - RATON - OFF: 575-707-1662	(106) Variable Rate	No
(95) Listing Broker 2		(105) Buyer's Broker Compensation	3%
(97) Listing Broker 2 License #		(98) Office Broker	WENDY MILETA
(96) Listing Office 2		(102) Office Broker License #	19831
(103) QB Name	Wendy Mileta	(1) Lot Acreage	
(104) QB License #	19831	(171) Original Price	\$650,000
(81) Address 2		(5) Occupied By	
(3) Total Units		(145) Total Baths	
(4) Insulation		(8) Annual Utilities	
(6) Special Finance		(10) Usable Space Land SQFT	
(7) Price Rentable SQFT		(12) Annual Gross \$	
(9) Usable Space Bldg SQFT		(23) Guest Quarters	
(11) Price Per Unit		(15) Annual Insurance	
(13) Estate Owned		(17) Other Space SQFT	
(14) Property Interest		(19) Rentable SQFT	
(16) Gross Rent Multiplier		(2) Assumable Y/N	
(18) Rent AR		(22) Front Feet Land	25
(20) SQFT Lease \$		(0) Sold Price per Acre	
(21) Type of Listing		(27) IDX Disclaimer	The offer of compensation for this listing is made only to participants of the New Mexico MLS where the listing is filed.
(24) Age			
(25) Avg. Lot Depth	140.000000		

PROPERTY INFORMATION

(73) Comp Only	No	(89) Parcel ID or Uniform Parcel Code	1-135-186-323-142
(74) Comp Type		(131) Zoned	C-1
(58) Non-Branded Virtual Showing	No	(41) Days On MLS	20
(60) Showing Instructions	24 hour notice and proof of finances	(66) Business Imp Dist (Y/N)	No
(57) Directions		(90) Extra Territorial Zoning	
(110) Owner (Recorded Name)	ABSHERE FAMILY TRUST	(111) Existing Leases Y/N	
(176) Sellers NMREC Licensee	No	(120) # Offices	1
(193) Pre-Seller Concession \$		(123) # Restrooms	2
(113) Lot Land Size	24500	(125) # Elevators	
(29) Lot Size Irregular	Yes	(121) # Loading Docks	
(119) Ceiling Height	22 ft	(122) # Overhead Doors	
(117) Office Sq Ft		(124) # Parking Spaces	
(136) Sq Ft Source		(126) Voltage	
(137) Price per SqFt	\$58.50	(128) Amps	
(107) Lease Hold			
(129) APOD Available Y/N			
(65) PID Assessments	No		
(127) Phase			

SECONDARY PROPERTY INFORMATION

(54) Geocode Quality Exact Match

(161) Search By Map

MLS # 20243366

DATA DISSEMINATION

Address: 201 N 2nd Street

(88) Audio/video surveillance? Yes

(133) Associated Document Count 0

(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) Terratum	Yes

FEATURES

ACCESS TO PROPERTY

Driveway To City Street

BUILDING TYPE

Commercial
Manufacturing
Shop
Showroom
Warehouse
Auto Repair Shop

CONSTRUCTION

Brick
Floor-Slab

FLOOD ZONE

Unknown

EXISTING LOANS

Other

FINANCIAL INFORMATION

(172) Seller Pays NM GRT?	Yes
(173) GRT Code	09102 – Raton
(139) Short Sale	No
(140) REO/Bank Owned	No
(138) 3rd Party Approval	No
(154) Court Approval	No
(175) List Type	Exclusive Right to Sell
(177) Sole & Separate Agreement	

IMPORTANT DATES

(108) Listing Date	6/1/2024
(109) Expiration Date	11/30/2024
(132) Off Market Date	
(43) Update Date	6/9/2024 11:01 PM
(28) Buyer Contingency Deadline	
(26) Time Off Market	

ROOF

Shingles
Other

TERMS OF SALE

Cash
Conventional

UTILITIES

Electricity
Natural Gas
Sewer
Water-City

FENCE

Chain Link

FLIGHT ZONE

No

WALLS

Other

DOCUMENTS ON FILE

None

HEATING

Space Heater
Other
Gas

PARKING

Parking Area
Parking Lot
Unpaved

ZONING

Community Commercial

(178) Taxes \$	\$0.00
(179) Tax Year	2024
(141) Owner Financing	No
(143) Auction	No
(180) Assessments 1	
(181) Assessments 2	
(64) Financial Remarks	

INFORMATION DISSEMINATION

(134) Broker Hit Count	4
(135) Client Hit Count	0
(36) Picture Count	37

BROKER ONLY REMARKS

(182) Broker Only Remarks

PUBLIC & SYNDICATION REMARKS

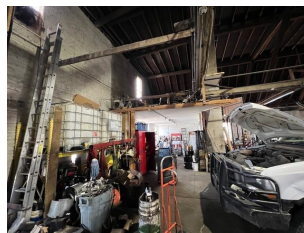
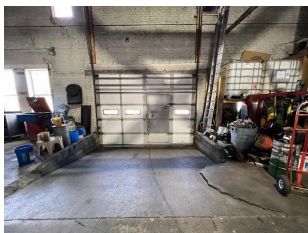
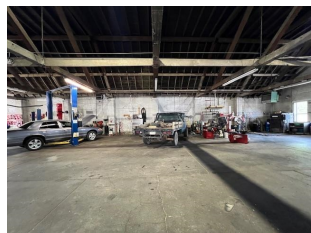
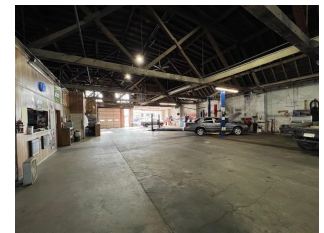
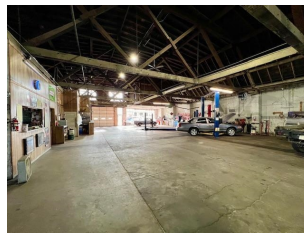
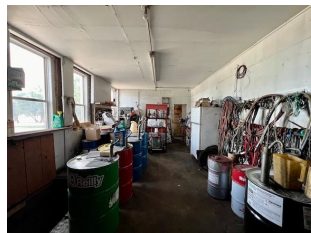
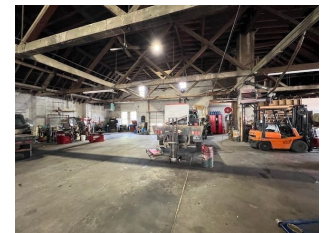
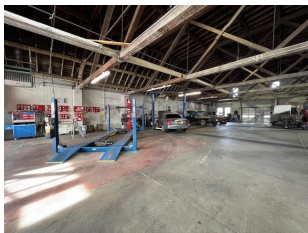
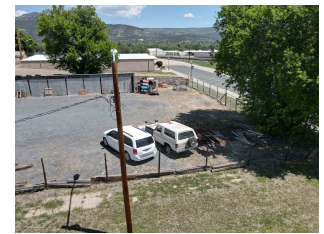
(56) Public
Remarks

Over 11,000 sq feet of shop space, office area, storage/parts storage, this can be a turnkey shop and/or retail space! Great visibility on North second St in Raton. This building is a well know auto repair shop since 1968! Well maintained with updated windows, partial electric and updated roof in the past years. Large fenced in separate yard is perfect for secure area for overage or storage. 6 storage units included on property and smaller building that can be made into a nice office space! Many items included, lifts ,Air compressor, 40 Ton press, Forklift and more! The building's size, amenities, and reputation make it a valuable investment for someone in the automotive business! It's exciting to think about the possibilities for such a well-equipped and established auto shop!

SOLD INFORMATION

- (185) Contract Date
- (186) Closing Date
- (184) How Sold
- (194) Sale Type
- (187) Sold Price
- (39) Sold Price Per SQFT
- (53) Final Seller Concession

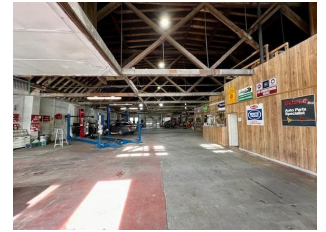
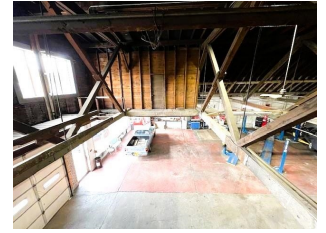
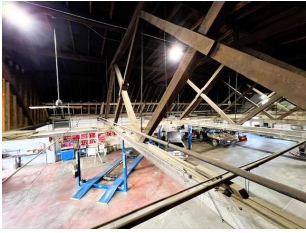
ADDITIONAL PICTURES



(67)
Remarks

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- (189) Selling Broker 1
- (190) Selling Office 1
- (191) Selling Broker 2
- (192) Selling Office 2
- (55) Sell Team
- (63) Additional Comments



DISCLAIMER

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