

# 11,500 Sq. Ft. Office Space Downtown

## 132 W Las Cruces Ave, Las Cruces, NM 88001



Listing ID: 7888918  
 Status: Active  
 Property Type: Office For Sale  
 Office Type: Office Building  
 Size: 11,504 SF  
 Sale Price: \$926,000  
 Unit Price: \$80.49 PSF  
 Sale Terms: Cash to Seller, Owner Financing



### Overview/Comments

A very economically priced income producing office building located on the northwest corner of Water Street and Las Cruces Avenue in the heart of the downtown district. The downtown area is currently undergoing an extensive revitalization which will create jobs and become a vibrant center for government, public events, arts, retail and housing. The facility offers great visibility, parking, conference rooms, open work areas, break rooms, storage, large executive offices and multiple points of entry. Facility offers surface parking, nearby on street parking and is in close proximity to numerous public parking lots. The facility is currently 100% utilized by the tenant, but is also divisible if ever applicable. Long term tenant has been in place in excess of 10+ years, tenant is currently on a month to month lease. A sound investment or great work environment for an end user in the heart of the thriving downtown district. 345 N Water Street is also available at \$410,000. Please call Grady Oxford at 575-642-3893 for additional information.

### More Information Online

<https://steinborn.catylist.com//listing/7888918>



### QR Code

Scan this image with your mobile device:

### General Information

Tax ID/APN:	02-05947	Class of Space:	Class B
Office Type:	Office Building	Building/Unit Size (RSF):	11,504 SF
Zoning:	CBD	Land Area:	0.48 Acres
Property Use Type:	Investment	Sale Terms:	Cash to Seller, Owner Financing

### Area & Location

Market Type:	Medium	Property Visibility:	Good
Side of Street:	North	Highway Access:	Close proximity to Hwy 70, I-25 and I-10
Road Type:	Paved	Airports:	El Paso International

### Building Related

Total Number of Buildings:	1	Parking Type:	Surface
Number of Stories:	2	Parking Description:	Adequate on site as well as street parking
Year Built:	1953	Heat Source:	Central
Roof Type:	Flat	Air Conditioning:	Evaporative Cooler, Other
Construction/Siding:	Brick		

### Land Related

Zoning Description Central Business District allows for government facilities, retail, office, residential and other similar uses in the central business area of the City.

### Financials

Finance Data Year:	2011	Tax Value Improvements:	\$260,300
Real Estate Taxes - Annual(\$):	\$3,628 (Annual)	Assessed Value - Total(\$):	\$333,200 (Annual)
Tax Value Land:	\$72,900		

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## Location

Address: 132 W Las Cruces Ave, Las Cruces, NM 88001  
County: Dona Ana  
MSA: Las Cruces



## Property Images



IMAG0246

## Property Contacts



### Grady Oxford

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