

Offering
Memorandum



Mixed-Use Investment Property

CHARMING EAST MOUNTAIN LOCATION



±3,584 SF on ±1.12 Ac.

12042 NM Hwy. 14 North | Cedar Crest, NM 87008

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NAISunVista] Got Space™

Opening the Door to Commercial Real Estate Excellence



SITE

Mobile Home 1

Mobile Home 2

Apartment

Office

Pylon Sign

CPD 10,700

14

Vista del Cielo Pl.



Financials

Sale Price	\$800,000
CAP Rate	8.55%
Net Operating Income	\$68,368

Location

ADDRESS

12042 North NM Hwy. 14
Cedar Crest, NM 87008

SEC North NM Hwy. 14 &
Vista del Cielo Pl.

BUILDING SIZES

Office: ±2,784 SF
Apartment: ±800 SF
Mobile Home 1: ±1,474 SF
Mobile Home 2: ±1,508 SF

LAND SIZE

±1.12 Acres

ZONING C-1

Highlights

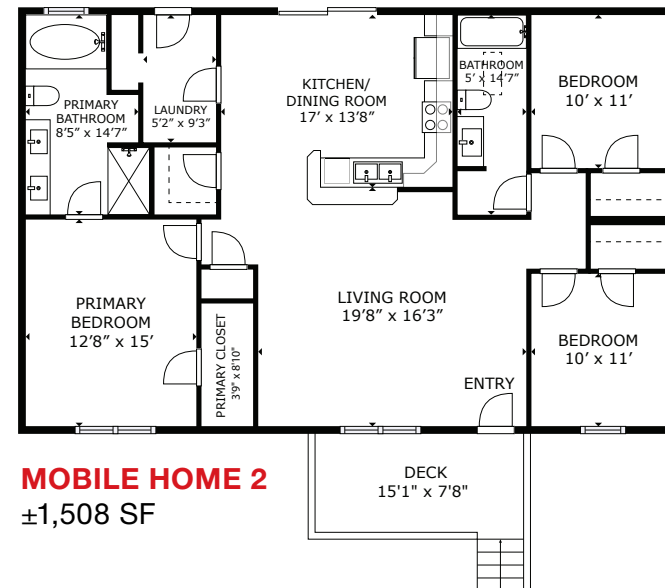
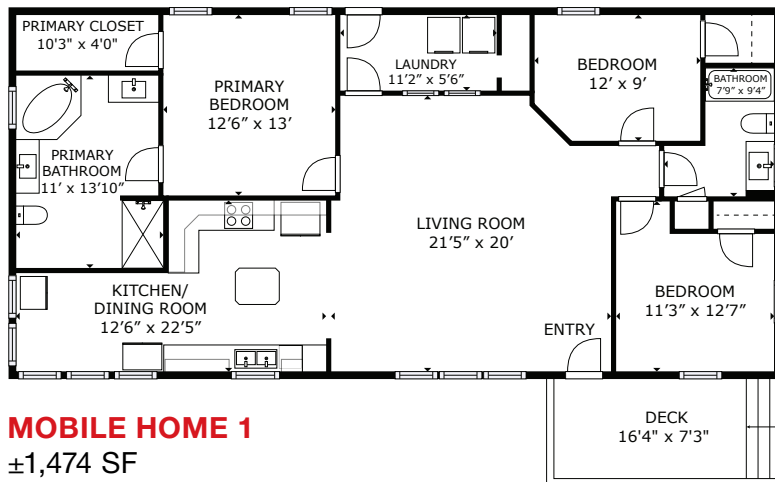
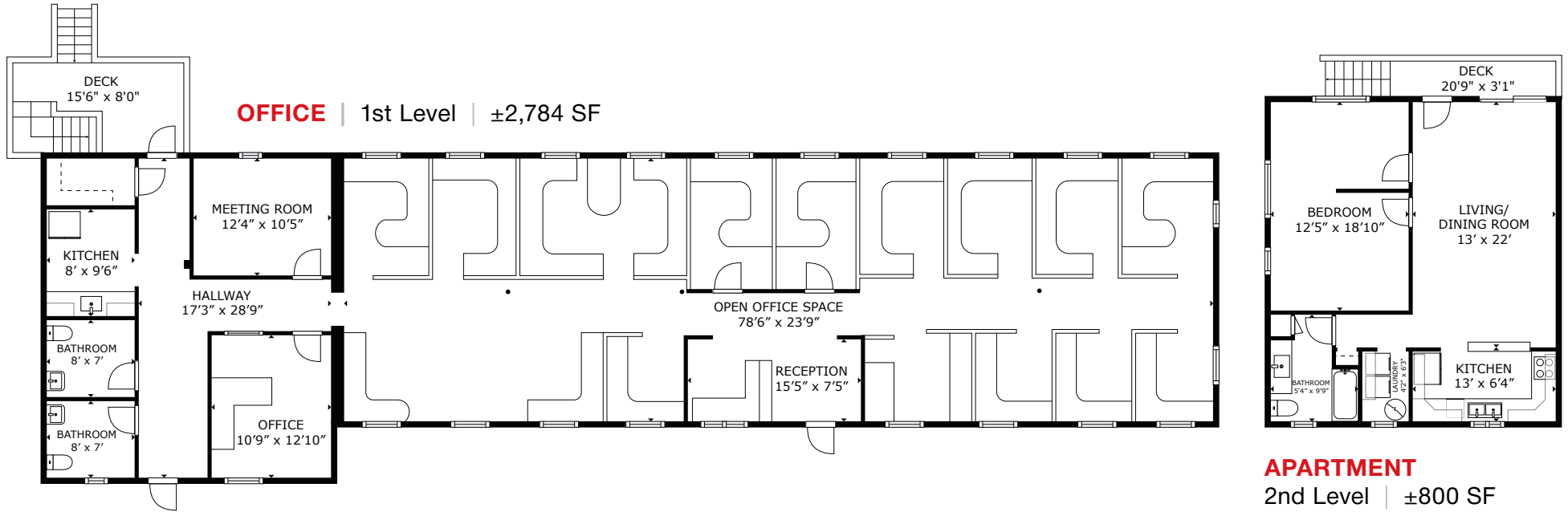
- Property has 3 structures
- New asphalt parking lot in 2025
- New water storage tank in 2025
- Office tenant been in space for over 28 years
- Great community
- Great zoning for retail, office & Industrial spaces
- On-site well



Photos

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OFFERED EXCLUSIVELY BY:



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