



Executive Office Complex For Sale

- \$1,250,000.00
- Roswell, New Mexico
- 8368 Square Feet

The Executive Office Complex is a large, multitenant office property in Roswell, New Mexico. The property has a physical address of 400 - 404 W. Second Street. This is the non-signalized intersection of W. Second Street and Kentucky Avenue, a well-located site central to the city of Roswell. The real estate is comprised of an 8,368 SF office building with three leasable areas situated over a 32,000 SF commercial lot.

The Executive Office Complex site is rectangular in shape with 160' of frontage along W. Second Street and a depth of 200' along N. Kentucky Avenue. An alley forms the west boundary of the site providing additional ingress and egress. The land is level, at street grade and entirely usable. Lots 1- 3, the northerly portion of the land, are zoned as C-4 Westside Business District. This is a broad commercial classification that allows for a variety of development. The south lot, Lot 4 and currently only a graveled parking area, is zoned for R-3 Residential use. This is a residential district that allows other non-residential uses that are compatible with the surrounding area.

The main level is divided into two lobby and reception areas, 12 private offices, a large conference room, break area, three restrooms, a sunroom, and several closets. The upper level has an alcove at the top of the stairs, two offices and a restroom. There are multiple access points into the office from W. Second Street, Kentucky Avenue, and from the Complex's parking lot to the south side of the building. The main level has been renovated and is in good condition. The entire building has had a new roof and updated exterior stucco.

At 402 W. Second Street is an adjoining vacant space that is divided into two large open rooms, a large conference room, two offices, and one restroom. There is public access from W. Second Street and from the Complex parking lot through a courtyard. This space has a leasable area of 1,604 SF. The interior of this space has not been recently remodeled or upgraded.

The third suite is an end suite that abuts the paved alley. The address is 404 W. Second Street. It was most recently a used book store, but is currently vacant. It has four rooms plus a restroom, totaling 1,280 SF. Primary access is from W. Second Street, with secondary private entrance from the alley.

To the back of the building are paved and graveled parking lots that are accessed via Kentucky Avenue. Between the parking lot and building is a landscaped courtyard with decorative planters, a gazebo and shade trees. Covered entries exist at all access points. Off the courtyard is a small basement containing 667 SF (not included in gross building area) that is used for a mechanical room.