



College and Garden For Sale

- \$350,000.00
- Roswell, NM
- 1.37 Acres Prime Commercial Corner

HIGH TRAFFIC CORNER

One of the few remaining high traffic corners in Roswell that have the acreage to accommodate multiple uses. Would work well for a dollar store concept, cannabis dispensary, or retail business needing warehouse or secure fenced area for rolling stock. College Blvd has developed into a major arterial over the years with businesses such as Federal Express, Shamrock Foods, UPS Store, Apria Healthcare, Culligan, Fastenal and Allsup's to name a few thriving in this corridor.

Property Type: Commercial Building

Location: 1409 N. Garden Avenue, Roswell, New Mexico

Legal Description: Lot 6 of the Woods Subdivision,

Zoning: I-1 Light Industrial

Gross Building Area (GBA): 1,248 sf

Land Area Corner Parcel: 20,700 sf

Land Area Total: 1.37 acres

Property improvements include the 1,248 SF service building, a 384 SF attached canopy, asphalt & concrete parking and property signage

400 W. 2nd Street, Roswell, New Mexico 88201 | Email: paul@ranchline.com
Cell: (866) 323-3111 | Office: (575) 622-1490 | Fax: (505) 420-5585
2017 Paul Taylor, III. All rights reserved.