College and Garden For Sale

- $475,000
- 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.Â 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 Allsupâ s to name a few thriving in this corridor.Â

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Property Type: Â Commercial Building

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

Legal Description:Â Â Â Â Â Â Â Â Â Â Â Â Â Â Â Â Â Â Lot 6 of the Woods Subdivision,

Zoning:Â I-1 Light Industrial

Gross Building Area (GBA):Â Â 1,248 sf

Land Area Corner Parcel:Â Â Â Â Â 20,700 sf

Land Area Total;Â 1.37 acres

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

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