



Investment Property | \$1,194,286

550 Walton Blvd

Las Cruces, NM 88001

Offering Summary

Sale Price	\$1,194,286
Building Size	3,200 ± SF
Lot Size	0.48 ± AC
Cap Rate	7%
Net Operating Income	\$83,600.40
Lease Terms	5 ± years remaining

Property Highlights

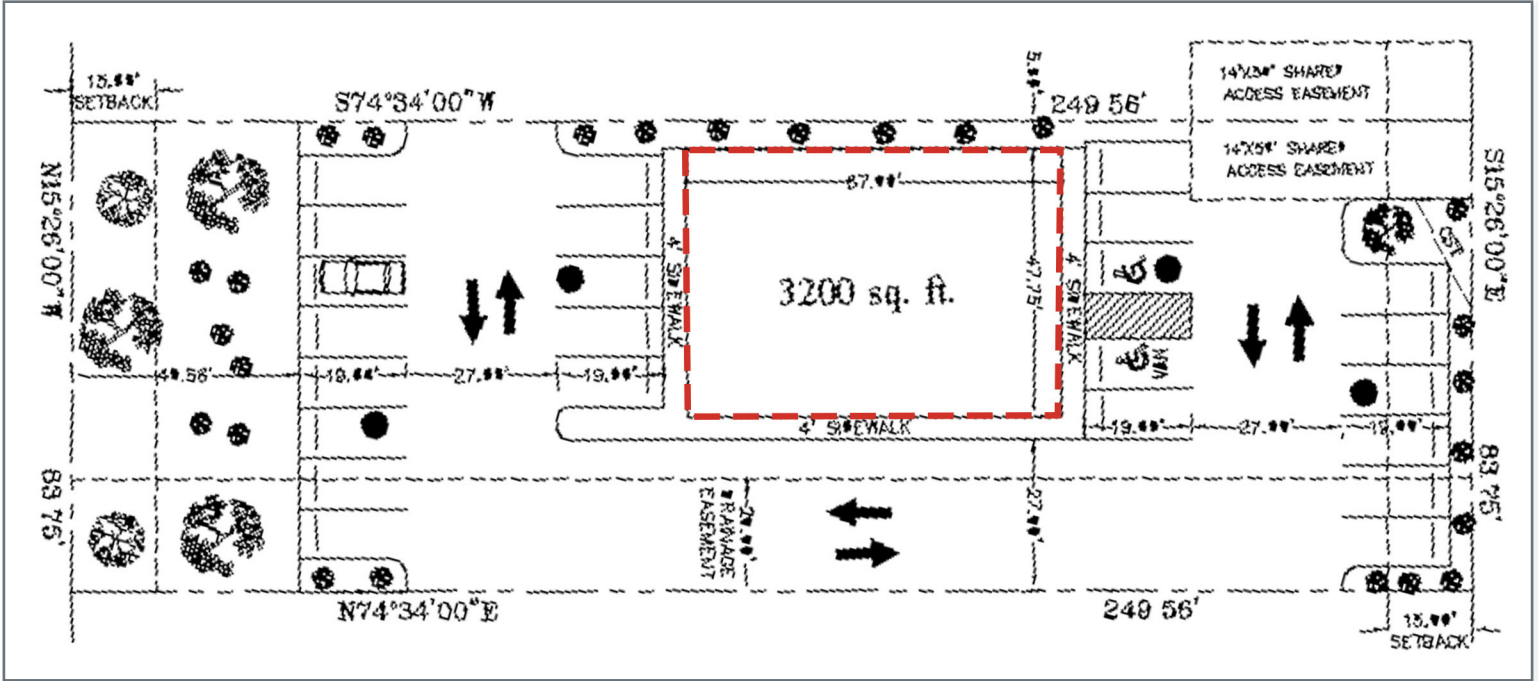
- Current tenants:
GameStop & AB Tobacco Smoke Shop
- Located directly across from Wal-Mart Super Center
- Visibility from Lohman/Walton intersection
- Pylon signage
- 24 parking spaces
- Traffic count:
Lohman & Walton - 18,663 VPD

For more information

Jake Redfearn

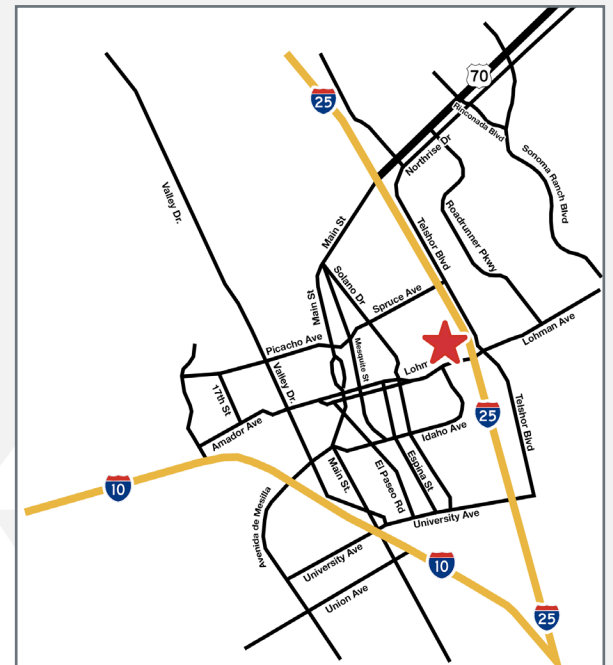
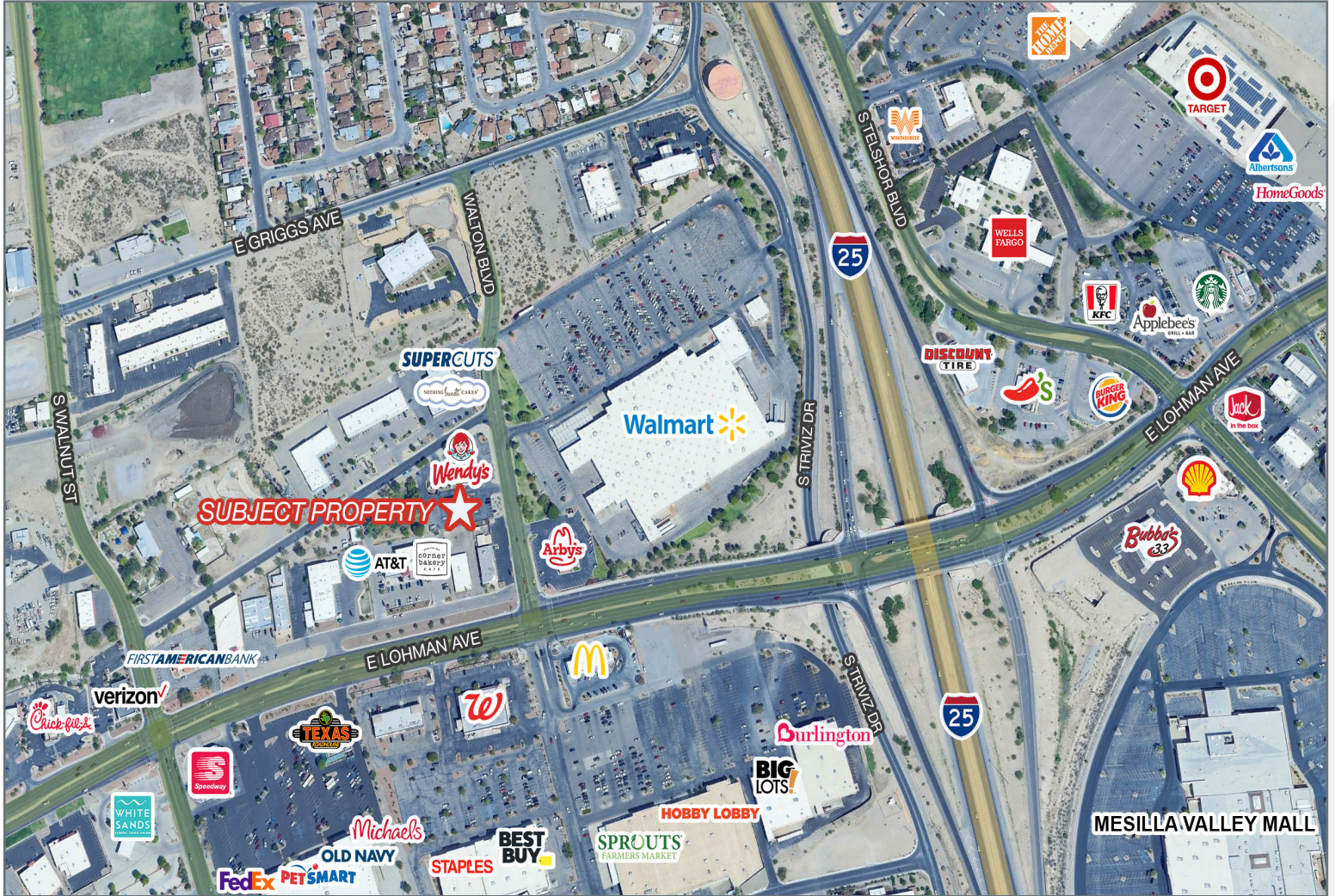
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Site Plan



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