



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

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