

MLS # 20241243

Address: 600 Woodrow Ave. Avenue

**PRIMARY INFORMATION**



**Address** 600 Woodrow Ave. Avenue  
**Asking Price** \$260,000  
**Status** Active  
**Building Size** 3600  
**Apx Sq Ft** 3600  
**Year Built** 1960  
**Legal Description** Fairview Addition- IN , Lot 1, Block 15 UPC  
 1135184036092 Land 1  
 Fairview Addition - IN Lot 2, Block 15, City of Raton, County of Colfax, New Mexico. Fairview Addition - IN Block 15 UPC  
 1135184036092 Land 3, S 65 Feet Lot 3 PRD202102278.  
**Business Name** n/a

**MLS #** 20241243  
**Sale/Rent Class** For Sale  
 COMMERCIAL /INDUSTRIAL  
**Type** Auto Repair Shop  
**City** Raton  
**State** NM  
**County** Colfax County  
**Zip** 87740-0600  
**Days On Market** 109



**BROKER / BROKERAGE INFORMATION**

**Broker** PAMELA SENEFF - OFFC: 575-445-8477  
**Listing Broker Email** homes@bacavalley.com  
**Broker 1 License #** 12627  
**Listing Office 1** HOME ASSOCIATES, INC - OFFC: 575-445-8477  
**Listing Broker 2**  
**Listing Broker 2 License #**  
**Listing Office 2**  
**QB Name** Pamela Seneff  
**QB License #** 12627  
**Address 2**  
**Total Units** 2  
**Insulation** yes  
**Special Finance**  
**Price Rentable SQFT**  
**Usable Space Bldg SQFT** 3,600  
**Price Per Unit**  
**Estate Owned**  
**Property Interest** Real Estate Only  
**Gross Rent Multiplier**  
**Rent AR**  
**SQFT Lease \$**  
**Type of Listing**  
**Age**  
**Avg. Lot Depth**

**List Team**  
**Transaction Coordinator** No  
**Transaction Coordinator Name**  
**Variable Rate** No  
**Buyer's Broker Compensation** 3%  
**Office Broker** PAMELA SENEFF  
**Office Broker License #** 12627  
**Lot Acreage** 3.50  
**Original Price** \$260,000  
**Occupied By** Vacant  
**Total Baths**  
**Annual Utilities**  
**Usable Space Land SQFT** 152,460  
**Annual Gross \$**  
**Guest Quarters**  
**Annual Insurance**  
**Other Space SQFT**  
**Rentable SQFT**  
**Assumable Y/N**  
**Front Feet Land**  
**Sold Price per Acre**  
**IDX Disclaimer** The offer of compensation for this listing is made only to participants of the New Mexico MLS where the listing is filed.

**PROPERTY INFORMATION**

**Comp Only** No  
**Comp Type**  
**Non-Branded Virtual Showing** No  
**Showing Instructions** Appointment and keys with listing Broker  
**Directions** South Second street to Woodrow Ave. West on Woodrow Ave. 3 blocks, on right.  
**Owner (Recorded Name)** Brian D. Webster and Stephen S. Webster  
**Sellers NMREC Licensee** No  
**Pre-Seller Concession \$**  
**Lot Land Size** 3.5  
**Lot Size Irregular** No  
**Ceiling Height**  
**Parcel ID or Uniform Parcel Code** 1135184036092  
**Zoned** Comm/light Indust.  
**Days On MLS** 140  
**Business Imp Dist (Y/N)** No  
**Extra Territorial Zoning** No  
**Existing Leases Y/N** No  
**# Offices** 2  
**# Restrooms** 1  
**# Elevators**  
**# Loading Docks** 2  
**# Overhead Doors** 4  
**# Parking Spaces** 6

Office Sq Ft 760  
 Sq Ft Source  
 Price per SqFt \$72.22  
 Lease Hold No  
 APOD Available Y/N  
 PID Assessments No  
 Phase

Voltage  
 Amps

## SECONDARY PROPERTY INFORMATION

Geocode Quality  
 Search By Map  
 Audio/video surveillance? No  
 Associated Document Count 1

## DATA DISSEMINATION

Internet Y/N	Yes	VOW Include	Yes
VOW Address	Yes	VOW Comment	No
VOW AVM	No	IDX Include	Y
Homesnap Facebook Market	Yes	Automated Valuation	Yes
Blogging	Yes	Realtor.com	Yes
List Hub	Yes	CoStar/Homes.com	Yes
Move	Yes	CoStar/Homesnap.com	Yes
Smarter Agent	Yes	Terradatum	Yes

## FEATURES

### ACCESS TO PROPERTY

Driveway To City Street  
 Unpaved Driveway

### FLOOD ZONE

Unknown

### UTILITIES

Electricity  
 Natural Gas  
 Sewer  
 Water-City  
 Phone

### FENCE

Chain Link  
 Wire  
 Other (See Remarks)

### BUILDING TYPE

Shop  
 Warehouse  
 Wholesale

### ROOF

Metal

### SHIPPING DOORS

Two

### HEATING

Forced Air Central

### CONSTRUCTION

Floor-Slab  
 Metal / Fabricate

### ZONING

Light Industrial

## FINANCIAL INFORMATION

Seller Pays NM GRT?	Yes	Taxes \$	\$484.04
GRT Code	09102 – Raton	Tax Year	2024
Short Sale	No	Owner Financing	No
REO/Bank Owned	No	Auction	No
3rd Party Approval	No	Assessments 1	
Court Approval	No	Assessments 2	
List Type	Exclusive Right to Sell	Financial Remarks	
Sole & Separate Agreement	No		

## IMPORTANT DATES

Listing Date	4/4/2024	Input Date	3/4/2024 12:33 PM
Expiration Date	8/31/2024	Status Date	3/4/2024
Off Market Date		Price Date	3/4/2024
Update Date	3/4/2024 12:39 PM	HotSheet Date	3/4/2024
Buyer Contingency Deadline		Auction Date	
Time Off Market			

## INFORMATION DISSEMINATION

Broker Hit Count 2  
 Client Hit Count 2  
 Picture Count 39

## BROKER ONLY REMARKS

Broker Only Remarks

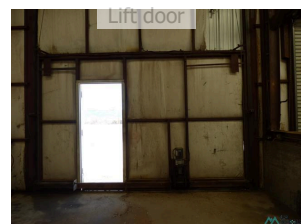
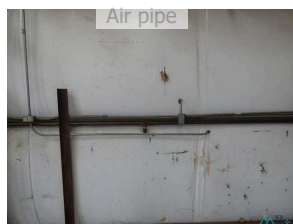
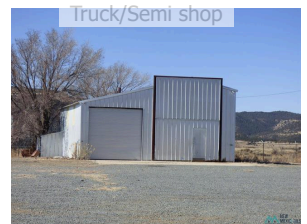
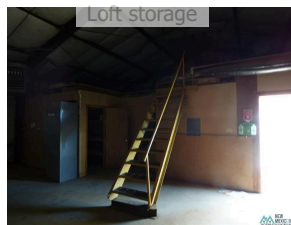
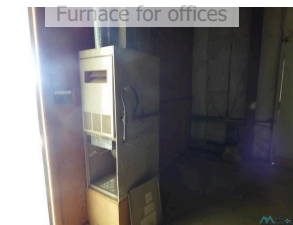
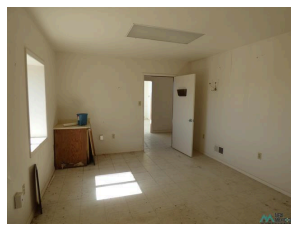
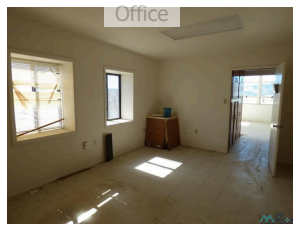
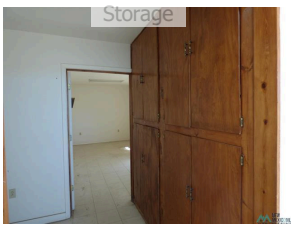
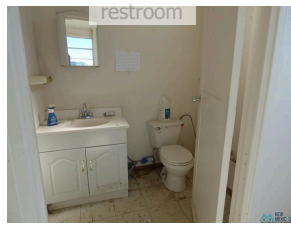
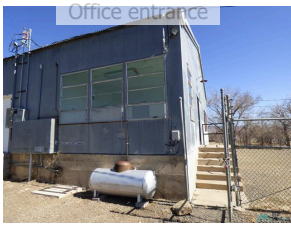
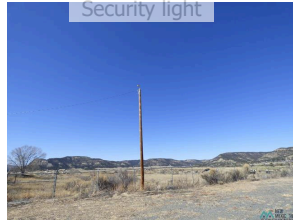
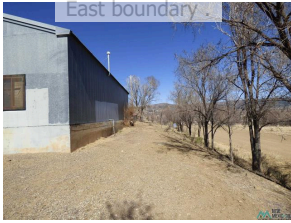
## PUBLIC & SYNDICATION REMARKS

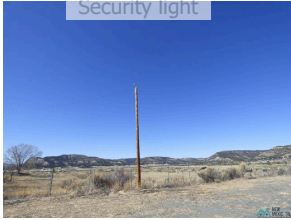
Public Remarks	3.5 acre security fenced yard, Two steel buildings, first building office and warehouse 2400 Sq. ft. space with 1 restroom. Second steel building is 1200 Sq. ft. shop for Semi tractor repair and maintenance. Both buildings have large overhead doors for access. Great space for many types of use.	Syndication Remarks
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## SOLD INFORMATION

Contract Date	Selling Broker 1
Closing Date	Selling Office 1
How Sold	Selling Broker 2
Sale Type	Selling Office 2
Sold Price	Sell Team
Sold Price Per SQFT	Additional Comments

Final Seller Concession  
ADDITIONAL PICTURES





**DISCLAIMER**

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