

# For Sale

## Retail or Dispensary Conversion Opportunity

PERFECT OPPORTUNITY FOR LIVE/WORK

1005 Grand Ave. | Las Vegas, NM 87701

*NWC Grand Ave. & Washington St.*



### SALE PRICE \$185,000 AVAILABLE

- Warehouse: ±2,650 SF
- House: ±1,585 SF
- Total: ±4,235 SF
- Land: ±0.40 Acres

### PROPERTY HIGHLIGHTS

- Excellent visibility
- Fronting a high-traffic street
- Easy access
- Pylon sign
- Adequate parking
- House: 3 bedroom, 1 bathroom & carport
- Commercial: 4 bays, 2 restrooms & desk room
- Zoning: C-3, General Commercial



**Cannabis-Friendly Property**  
Cannabis business use is welcome here.

## NAI SunVista

418 Cerrillos Rd. | Suite 11 | Santa Fe, NM 87501

505 988 8081 [sunvista.com](http://sunvista.com)    

## got space

FOR MORE INFORMATION:

**Joel Cumplido**

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505 670 3328

**Carlos Garcia**

[carlos@sunvista.com](mailto:carlos@sunvista.com)

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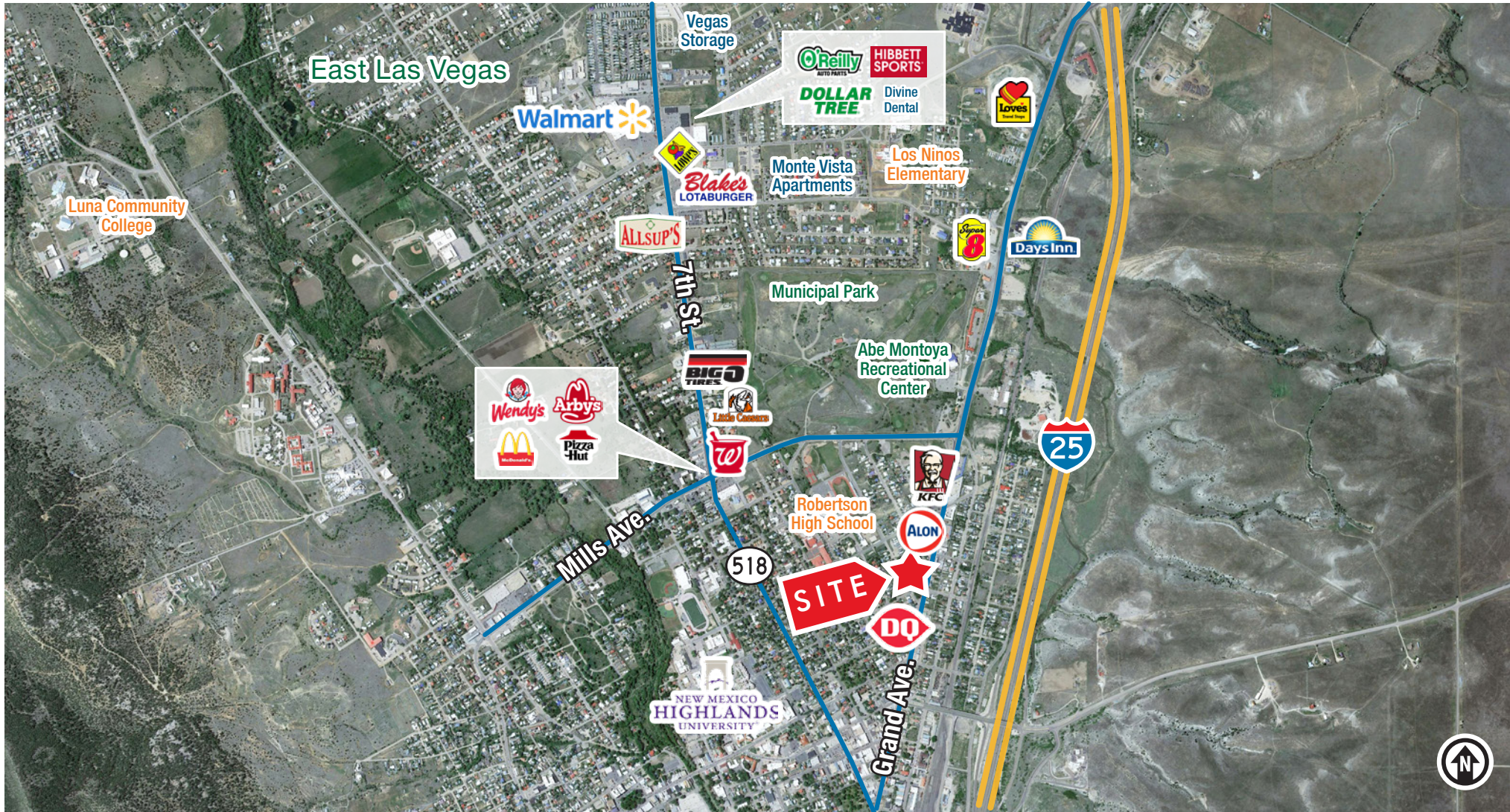
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LOCATION



**NA SunVista** 505 988 8081 [sunvista.com](http://sunvista.com)

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WAREHOUSE



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RESIDENCE



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