

LEASE *or* BUY 640 Riverside Drive Española, NM 87532



www.SpaceAvailableNow.info

- Lease for \$3470/mo (\$10/s.f./year)
- Buy for \$750,000 — excess land included!
- 1.0265 acres (44,713 s.f.) on 2 parcels
- 4,126 s.f. improved
- Delivered vacant
- Zoned B-2 (General and highway service district)
- Great parking with corner location on Riverside Drive

PHASE ONE REALTY

DAVID GURULE

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david@phaseonerealty.com

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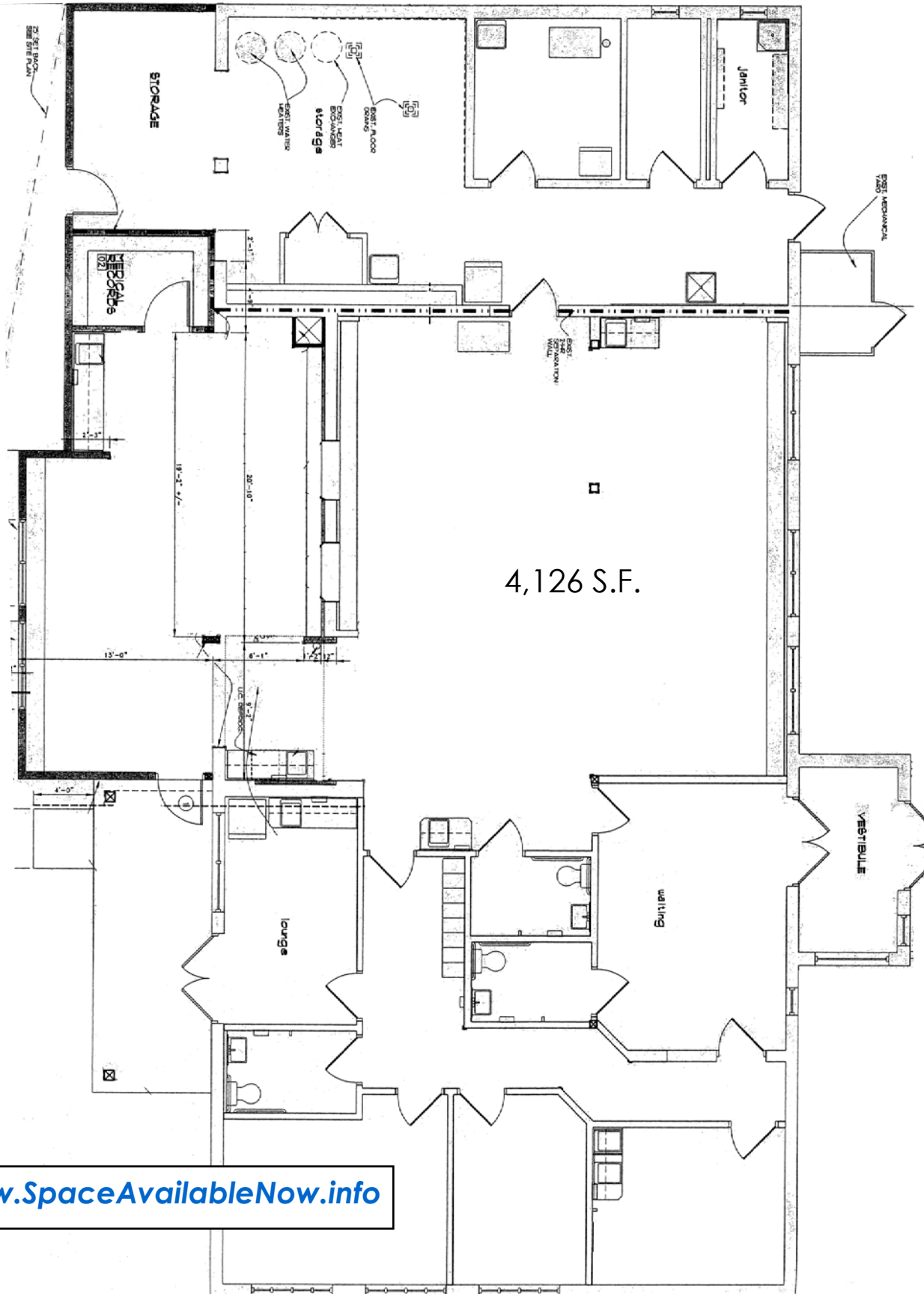
DOUG ROBERTS

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doug@phaseonerealty.com

Great location with excellent parking on corner location on Riverside Drive on two deeded lots. Excellent for office use with retail presence -- medical, financial or retail. Develop 2nd parcel as income property.

PRICE SUBJECT TO CHANGE! Information believed reliable and accurate but unverified. Phase One cannot guarantee, warranty or make representations about it. Independently confirm accuracy and completeness. Value of transaction depends on tax and other factors to be evaluated by your tax, financial and legal advisors. Conduct a careful, independent investigation to determine the suitability of the property for your needs. Office Phone 505.988.3883. www.phaseonerealty.com





4,126 S.F.

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David Gurule
505.986.2934

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