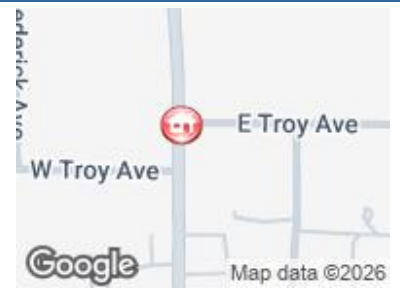


PRIMARY INFORMATION



(82) Address	1101 S 2nd Street	(73) MLS #	20260567
(83) Address 2		(88) Sale/Rent	For Sale
(80) Asking Price	\$165,000	(74) Class	COMMERCIAL /INDUSTRIAL
(87) Status	Active	(78) Type	Commercial
(115) Building Size	2042	(84) City	Raton
(116) Building SqFt	2042	(85) State	NM
(119) Year Built	1984	(130) County	Colfax County
(113) Business Name		(86) Zip	87740



BROKER / BROKERAGE INFORMATION

(92) Broker	WENDY MILETA - CELL: 575-707-1662	(100) List Team	
(93) Listing Broker Email	wendymileta@yahoo.com	(102) Transaction Coordinator	No
(95) Broker 1 License #	19831	(101) Transaction Coordinator Name	
(94) Listing Office 1	REALTY ONE OF NEW MEXICO - RATON - OFF: 575-707-1662	(99) Office Broker	WENDY MILETA
(96) Listing Broker 2		(103) Office Broker License #	19831
(98) Listing Broker 2 License #		(111) Owner (Recorded Name)	CUMMINGS, JEREMIAH P & BENJAMIN E
(97) Listing Office 2		(176) Sellers NMREC Licensee	No
(104) QB Name	Wendy Mileta	(62) Showing Instructions	Notice with listing broker
(105) QB License #	19831	(59) Directions	
(60) Non-Branded Virtual Showing	No		

PROPERTY INFORMATION

(171) Original Price	\$165,000	(64) Legal Description	Subd: MAXWELL SUBDIVISION UPC 1135185265110 LAND 1 W -70 OF N 1/3 OF LOT 1 LESS H /W
(11) Occupied By / Business Name		(90) Parcel ID or Uniform Parcel Code	1-135-185-265-110
(17) Estate Owned		(6) RESO Universal Property Identifier	
(75) Comp Only	No	(5) Unique Property Identifier	
(76) Comp Type		(131) Zoned	C3
(114) Total Land SqFt	6469	(91) Extra Territorial Zoning	
(25) Front Feet Land	0000	(112) Existing Leases Y/N	
(7) Lot Acreage		(107) Lease Hold	
(31) Lot Size Irregular	Yes	(2) Year Renovated	
(118) Office Sq Ft		(121) # Offices	
(136) Sq Ft Source		(124) # Restrooms	1
(137) Price per SqFt	\$80.80	(145) Total Baths	
(15) Price Per Unit		(126) # Elevators	
(9) Total Units		(122) # Loading Docks	
(23) SQFT Lease \$		(123) # Overhead Doors	
(67) PID Assessments	No	(125) # Parking Spaces	
(68) Business Imp Dist (Y/N)	No	(120) Ceiling Height	
(128) Phase		(127) Voltage	
(14) Annual Utilities		(129) Amps	
(16) Annual Gross \$		(10) Insulation	
(26) Guest Quarters		(24) Type of Listing	Standard - Seller Owned
(18) Annual Insurance		(28) Avg. Lot Depth	
(56) Geocode Quality	Exact Match	(43) Days On MLS	91
(89) Audio/video surveillance?	No	(39) Days On Market	91
(133) Associated Document Count	0	(3) Cumulative DOM	91
(197) Floor Plans Count	0		
(198) Floor Plans Update Date			
(110) Date Renovated			

DATA DISSEMINATION

(174) Internet Y/N	Yes	(155) VOW Include	Yes
(156) VOW Address	Yes	(157) VOW Comment	No
(158) VOW AVM	No	(163) IDX Include	Y
(142) Automated Valuation	Yes	(146) Blogging	Yes
(147) Realtor.com	Yes	(148) List Hub	Yes
(149) CoStar/Homes.com	Yes	(150) Move	Yes

DATA DISSEMINATION

(152) Smarter Agent	Yes	(153) Terradatum	Yes
(1) Crexi	Yes		

FEATURES

ACCESS TO PROPERTY Driveway To City Street	FEMA FLOOD ZONE Unknown	ROOF Flat	UTILITIES Electricity
BUILDING TYPE Commercial Shop Auto Repair Shop	EXTRAS Restrooms POSSESSION Upon Recording	TERMS OF SALE Cash Conventional	Natural Gas Sewer Water-City
CONSTRUCTION Masonry			FLIGHT ZONE No HEATING Forced Air Central

FINANCIAL INFORMATION

(172) Seller Pays NM GRT?	Yes	(12) Special Finance	
(173) GRT Code	09102 – Raton	(13) Price Rentable SQFT	
(139) Short Sale	No	(178) Taxes \$	\$0.00
(140) REO/Bank Owned	No	(179) Tax Year	2026
(138) 3rd Party Approval	No	(141) Owner Financing	No
(154) Court Approval	No	(143) Auction	No
(175) List Type	Exclusive Right to Sell	(180) Assessments 1	
(177) Sole & Separate Agreement		(181) Assessments 2	
(19) Annual Gross Rent Multiplier		(66) Financial Remarks	
(8) Assumable Y/N			
(21) Cap Rate			

IMPORTANT DATES

(108) Listing Date	1/29/2026	(44) Input Date	1/29/2026 10:35 PM
(109) Expiration Date	7/31/2026	(166) Status Date	1/29/2026
(132) Off Market Date		(168) Price Date	1/29/2026
(45) Update Date	1/29/2026 10:35 PM	(167) HotSheet Date	1/29/2026
(30) Buyer Contingency Deadline		(144) Auction Date	
(29) Time Off Market		(0) Rental Available Date	

INFORMATION DISSEMINATION

(134) Broker Hit Count	6
(135) Client Hit Count	0
(38) Picture Count	26

BROKER ONLY REMARKS

(182) Broker Only Remarks

PUBLIC & SYNDICATION REMARKS

(58) Public Remarks	Former gas station and auto shop offering excellent potential for a retail space or creative new business concept. This property features high visibility off Main Street, with close proximity to I-25, making it easily accessible for customers and commuters alike. Conveniently located near local stores, banks, restaurants, and other established businesses, this is a prime opportunity for redevelopment or reuse in a high-traffic area. Bring your vision and ideas—this location is ready for its next chapter.	(69) Syndication Remarks	Former gas station and auto shop offering excellent potential for a retail space or creative new business concept. This property features high visibility off Main Street, with close proximity to I-25, making it easily accessible for customers and commuters alike. Conveniently located near local stores, banks, restaurants, and other established businesses, this is a prime opportunity for redevelopment or reuse in a high-traffic area. Bring your vision and ideas—this location is ready for its next chapter.
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SOLD INFORMATION

(185) Contract Date		(189) Selling Broker 1	
(186) Closing/Funding Date		(190) Selling Office 1	
(184) How Sold		(191) Selling Broker 2	
(194) Sale Type		(192) Selling Office 2	
(187) Sold Price		(57) Sell Team	
(41) Sold Price Per SQFT		(65) Additional Comments	
(4) Sold Price per Acre			
(55) Final Seller Concession			

ADDITIONAL PICTURES



Front Of Structure



Entry



Front Of Structure



Front Of Structure



Entry



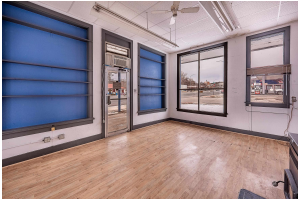
Front Of Structure



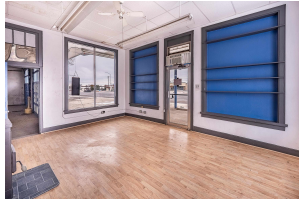
Front Of Structure



Other



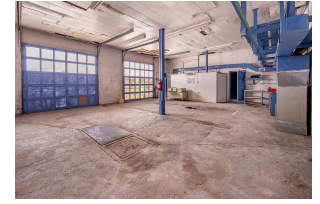
Other



Other



Living Room



Garage



Garage



Garage



Garage



Patio



Other



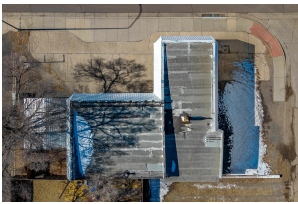
Basement



Utility Room



Bathroom



Aerial View



Aerial View



Aerial View



Aerial View



Floor Plan

DISCLAIMER

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