



6421 US-550, Cuba, NM 87013

Offering Memorandum

Building Features & Utilities

Construction: Block, frame

Natural gas heating;

evaporative and refrigerated cooling

Utilities: Connected electricity, phone,
sewer & water available

Infrastructure: Loading dock, storage
area, onsite parking for 16 vehicles,
fenced yard, restrooms



Financial Profile

Annual Property Tax: \$7,244.40

Financing Terms: Cash, conventional



Location Highlights

- Excellent highway visibility with high traffic counts
- Previously hosted fast-food, grocery, and hardware stores
- Nearby businesses: McDonald's, El Brunos, True Value, Carquest, Circle K, Alsup's, Family Dollar, Dollar General

Investment Potential

- Strategic Site: Large footprint ideal for retail, community services, light industrial
- High Visibility: US550 access to major travel routes and tourist areas
- Versatility: Multi-tenant or redevelopment potential

Listing Agent: Cassandra Spradley, Mossy Oak Properties Enchanted Land
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