



Sale Price: \$425,000

Gas Station /Diner/ Convenience Store

Land Size: +/- 11 acres

Features:

- Truck Parking Spaces Available
- Easy Accessibility from I-25
- Great Signage
- Full Liquor License
- Located between Socorro and T or C
- 4 Gas Pumps

I-25 Truck Stop/Diner/Convenience Store

I-25, Magdalena, NM 87825

Absolute Investment Realty | 131 Madison St. NE Albuquerque, NM 87108 | 505-346-6006 | Info@go-absolute.net

Consuelo DeYoung
505-730-7395

consuelo@go-absolute.net

Chris Sioss
505-980-2820

chris@go-absolute.net



Property Overview



Absolute Investment Realty has been selected as the exclusive representative of the owner of this Santa Fe Diner and Truck Stop. Property sits on approx. 11 acres. Property consists of 4 pumps, 2 of which are diesel. This property also boasts the Santa Fe Diner and a convenience store (full liquor licensing). The restaurant is a rustic style diner, with excellent food. Additionally, there are three clean rooms available to be rented out nightly. Also, a manager's apartment. The diner and convenience store have full liquor license for in house and package sales. 32 spaces are available for truck/RV hook up.

Only place to stop between Socorro and T or C. It is easy to access from I-25 and Old US Highway 85. Plenty of room on the property as well as bright red signage to attract travelers on the highway.

Property Summary

Property Address:	I-25, Magdalena, NM 87825
Property Description:	Truck Stop/Diner/Convenience Store
Property Size:	+/- 11.0 Acres
Access:	Excellent
Visibility:	Excellent
Signage:	Excellent
Location:	I-25

Disclaimer: The information contained in this marketing package is believed to be reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Additionally, this package and the information contained herein is intended only for parties with a bonified interest in the lease or purchase of this property and should not be distributed otherwise.



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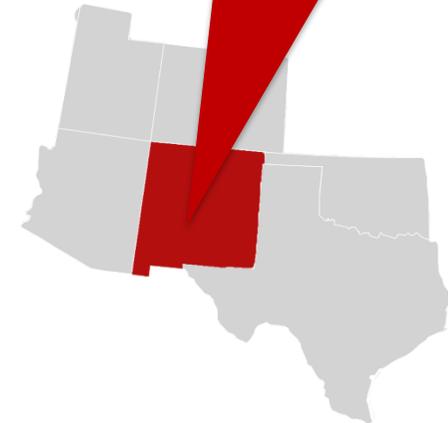
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Site Close Up & Location Description



Property and Location Description

The property is a rest stop located off of I-25. A convenient diner, truck stop and rest station are all attractive features to passerby's. This property has easy accessibility and a convenient location right off a long stretch of remote highway between T or C and Socorro.

Such an expansive stretch of roadway attracts passerby's to this site because of its good food, regular and diesel fuel options and lodging. Bosque Del Apache to the Northeast brings traffic from the South up through this area. People traveling to Elephant Butte or Truth or Consequences would pass by this property from the North.

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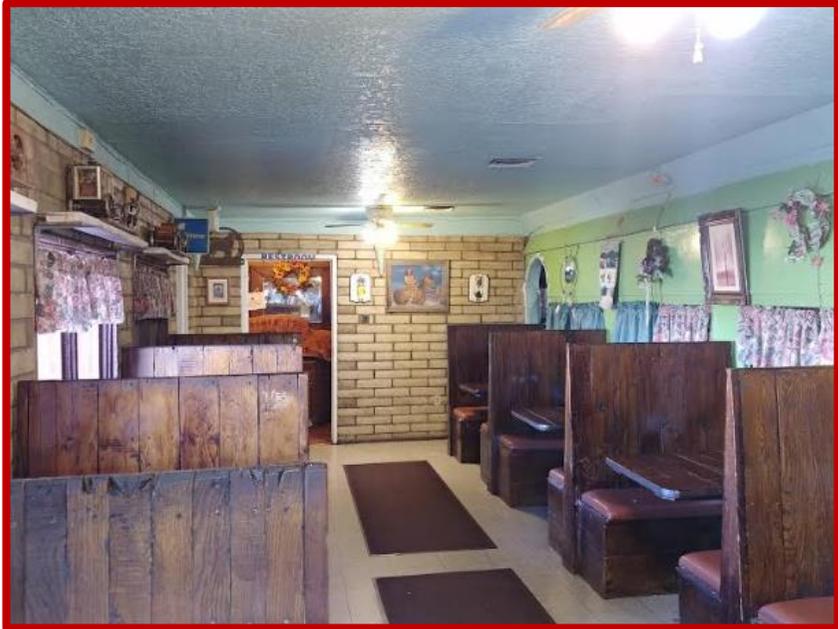
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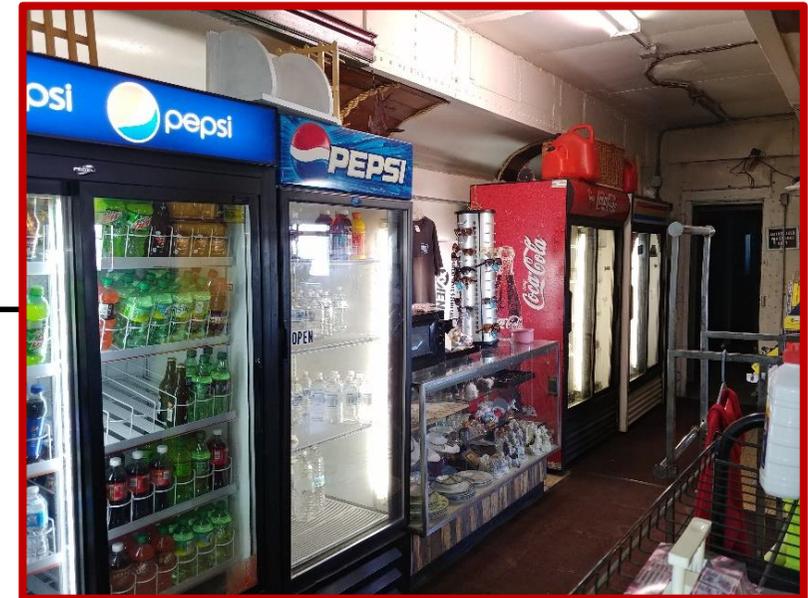
Interior Pictures

Old Style Diner



Good Foods

Plenty of Commodities/Roadside Services



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Interior Pictures

Truck Stop



Manager Quarters

Plenty of Commodities/Roadside Services



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Absolute Investment Realty

Meet the Brokers



Consuelo DeYoung
Vice President

Consuelo Gallegos DeYoung is a native New Mexican. Consuelo has been a Realtor in New Mexico for 20 years. Consuelo started her career as a Residential Realtor. During that time she was a Qualifying Broker and has previously owned her own company. In 2015, Consuelo decided to specialize in commercial real estate and joined Absolute Investment Realty. Consuelo has knowledge, creativity and experience in marketing properties. Consuelo has an extensive background in contract analysis. Consuelo has a degree in Accounting and has worked for international companies in this field.



Some of Consuelo's Recent Transactions



Chris Sioss
Associate Broker

Chris specializes in the buying, selling, and leasing of office, industrial space and investment properties.

Chris has been a licensed real estate broker since 2008.

Starting out as a residential broker in San Diego, California, Chris moved to the Albuquerque area in 2012 and began working in the Commercial Real Estate industry.



Some of Chris's Recent Transactions

Who We Are

[Absolute Investment Realty](#) is an investment oriented commercial real estate brokerage firm focused on helping our clients meet their commercial real estate investment goals. Our clients range from private local investors to multi-national REITS. We have closed transactions throughout the United States and from around the world. No job is too small or too large for our dedicated team of professionals. We are experts on current market conditions and provide expert advice on the best pricing and buying or selling strategies. We have industry wide connections and make it a policy to work hand in hand with our peers, principals and institutions to get the deal done. We are second to none in our ability to identify, sell or lease investment quality real estate.

Our Mission

Absolute Investment Realty's mission is to help our clients achieve their commercial real estate goals.

How We Help Our Clients Succeed

Our firm excels because we execute with attention to detail, exceptional financial analysis capabilities, second to none market knowledge, and the highest level of customer service.

We start by understanding our client's needs and working closely with them to develop a customized acquisition, disposition, leasing or development plan specifically designed to help our clients reach their goals as expeditiously as possible.

Awards and Accolades

Awarded to the top 5 brokerage firms in NM, Absolute Investment Realty has achieved the coveted CoStar Power Broker Award every year we've been in business.



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