

\$5,250,000 - 2116 N Riverside Drive, Espanola

MLS® #202404983

\$5,250,000

0 Bedroom, 0.00 Bathroom,
Commercial Sale on 12.44 Acres

N/A, Espanola, NM

Never before on the market, mobile home park. Held in the same family for three generations. The property was assembled over many years to create this 12.44 acre, well established mobile home park. Located in the heart of Espanola, NM, the area surrounding the property offers a dynamic mix of business, retail and residential. Surrounded by National retailers and restaurants. The property spans the entire distance from fronting on Riverside Drive to the Ohkay Owingeh Tribal Lakes. Hundreds of thousands of dollars in capital improvements have been added through the years, resulting in a well-designed and maintained park. Two full accesses off of the 'main' street of Espanola, Riverside Avenue. The excellent central location, ease of access and great visibility attraction of this compelling investment.

The property is 100% occupied, with a strong rental history over the years. The property is composed of 62 mobile home spaces, of which 59 are single, and 3 are doubles; an approximately 2,100 square foot, 3 bedroom/2 bath home with an attached garage; a 3-bay shop; and a Quonset garage & shed. Each mobile home has separately metered gas, electric, sewer & water. Most units are provided with a park-owned 6' X 7' storage shed. The property offers an amazing opportunity to further develop two of the 7 parcels that make up this park. Two private roads off Riverside Drive, Calle Rancho Viejo



& Calle Valdez, are included with the property. The Acequia Del Llano runs through the property, and the Acequia water rights convey with the property.

In a market where the average annual household income is over \$101,000* (encompassing a 50-mile radius between Espanola Los Alamos and Santa Fe) and the employment base increases by thousands each year due to the proximity to Los Alamos and the Los Alamos National Labs, the property has a strong basis and future.

For financial information and property pricing, contact the listing brokers. An NDA will be required.

Listing Details

Listing Agent	Christine Mcdonald
Listing Office	Corcoran Plaza Properties

Essential Information

MLS® #	202404983
Price	\$5,250,000
Bathrooms	0.00
Acres	12.44
Type	Commercial Sale
Sub-Type	Mixed Use
Status	Active

Community Information

Address	2116 N Riverside Drive
Area	32-Fairview
Subdivision	N/A
City	Espanola
County	Rio Arriba
State	NM
Zip Code	87532

Amenities

Utilities High Speed Internet Available, Electricity Available

Additional Information

Date Listed December 6th, 2024

Days on Market 308



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