

# \$600,000 - 612 Terrace, Chama

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MLS® #202501241

**\$600,000**

0 Bedroom, 0.00 Bathroom, 4,000 sqft

Commercial Sale on 0.31 Acres

N/A, Chama, NM

A Prime Investment Near the heart of historic downtown Chama.

Unit A spans approximately 2,000 square feet. This unit features an 800 square foot room in the back, equipped with a roll-up door. The unit also includes office space and a large showroom, previously utilized as a furniture shop. The adaptable layout and size make it perfect for a gym or studio gallery shops, subject to town approval.

Unit B, approximately 500 square feet, has a charming history as a candy store. This unit consists of one large room, offering a cozy and inviting space for a specialty shop or an intimate studio. Its compact size makes it an excellent option for a small business looking to establish a presence in a bustling historic district.

Unit C: Apx 1500 square feet, was once a beloved bookstore. This unit boasts a large showroom, a separate reading room, and a storage room, providing ample space for various business ventures. The layout is ideal for a boutique, gallery, or even a community-oriented space such as a co-working hub or educational center.

Large windows on the street front, offering excellent visibility and natural light.

Covered entry, enhancing the property's curb appeal and protecting visitors from the elements

1/2 baths in each unit. Off-road parking

In conclusion, this historic downtown property in Chama presents a remarkable opportunity



for those looking to invest in a diverse and income-producing asset. With its prime location, versatile units, and rich history, the possibilities are abundant for creating a thriving business in this charming and bustling area. Whether you envision a gym, gallery, specialty shop, or community space, this property is ready to fulfill your entrepreneurial dreams.

Built in 1954

**Listing Details**

Listing Agent	Lizabeth Jamison
Listing Office	EXIT Realty Home & Ranch

**Essential Information**

MLS® #	202501241
Price	\$600,000
Bathrooms	0.00
Square Footage	4,000
Acres	0.31
Year Built	1954
Type	Commercial Sale
Sub-Type	Retail
Status	Closed

**Community Information**

Address	612 Terrace
Area	41-Chama
Subdivision	N/A
City	Chama
County	Rio Arriba
State	NM
Zip Code	87520

**Amenities**

Parking	Off Site
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**Exterior**

Roof

Metal

### **Additional Information**

Date Listed                March 26th, 2025

Days on Market        49



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