

# \$550,000 - 2116 Frontage Rd., Ilfeld

MLS® #202502801

**\$550,000**

0 Bedroom, 0.00 Bathroom, 3,000 sqft

Commercial Sale on 3.00 Acres

N/A, Ilfeld, NM

State of the art warehouse on the market for the first time! This fully gated and secured steel construction warehouse sits on a little less than three acres and consists of an open 3,000 sf space. Previously used as a film and production studio, this warehouse has an infinity wall, a faux metal warehouse wall for filming an industrial look, wall and has a whopping 600AMP electrical service. Never lag on uploads or downloading anything as the site has fiber optic internet. Security system on property includes 10 cameras with an onsite recording system. Water well access as well as propane on site the only thing lacking is the bathroom! Current owner uses a portable toilet but is not opposed to building one under mutually agreeable terms if need be as he is a general contractor. There is forced AC and heat as well as radiant heat in the floor for comfortability year round.

Built in 2010

## Listing Details

|                |                      |
|----------------|----------------------|
| Listing Agent  | Alicia Bertram       |
| Listing Office | SF Brown Real Estate |

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | 202502801 |
| Price          | \$550,000 |
| Bathrooms      | 0.00      |
| Square Footage | 3,000     |



|            |                 |
|------------|-----------------|
| Acres      | 3.00            |
| Year Built | 2010            |
| Type       | Commercial Sale |
| Sub-Type   | Warehouse       |
| Status     | Active          |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 2116 Frontage Rd.  |
| Area        | 28-San Miguel Cnty |
| Subdivision | N/A                |
| City        | Ilfeld             |
| County      | San Miguel         |
| State       | NM                 |
| Zip Code    | 87562              |

### Amenities

|           |                   |
|-----------|-------------------|
| Amenities | Gated             |
| Utilities | Other             |
| Parking   | Parking Available |

### Interior

|          |              |
|----------|--------------|
| Interior | Concrete     |
| Cooling  | Refrigerated |

### Exterior

|              |                     |
|--------------|---------------------|
| Exterior     | Frame, Metal Siding |
| Construction | Frame, Metal Siding |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 20th, 2025 |
| Days on Market | 130             |



The data relating to real estate for sale in this Website comes in part from the Internet Data Exchange ("IDX") program of Santa Fe Association of REALTORS®, Inc. from a copyrighted compilation of listings. Real estate listings held by brokers other than Santa Fe Properties are marked with the IDX Logo. All data in this Website is deemed reliable but is not guaranteed accurate, and should be independently verified. The information provided is for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. All properties are subject to prior sale or withdrawal. All Rights Reserved.