

945 South Second Street Raton, NM



LEGAL

Section 25, Township 31 North, Range 23 East

PROPERTY TAXES

(2011) \$2,155.80 (2012) \$2,155.80

OWNERS

Yvette J. Gonzales, Trustee



744 South Second Street, Raton, NM 87740

E-mail: mail@gatewaysouthwestrealty.com ~* ~ Website: gatewaysouthwestrealty.com





Formerly the “Ice House Restaurant” this historic building was originally the “Crystal Ice and Cold Storage” building.

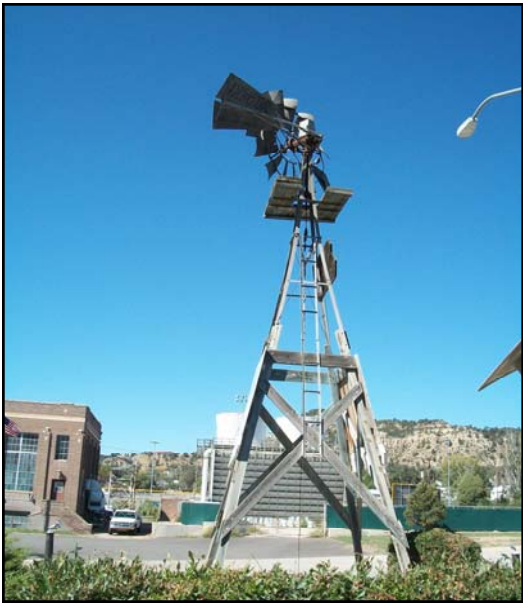


5,592 square foot building on 2.15 acres.

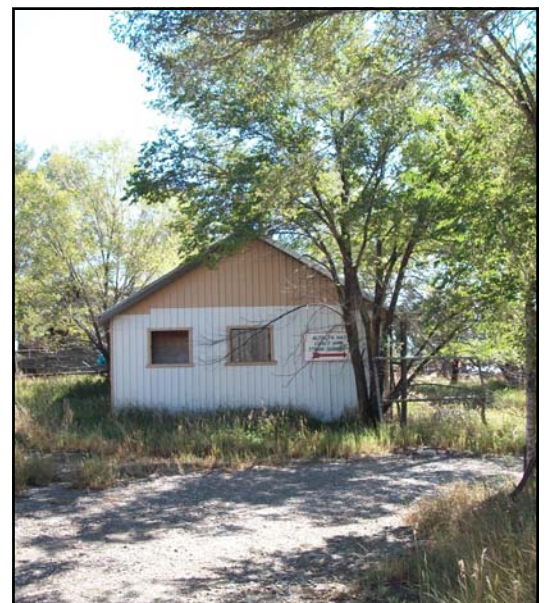




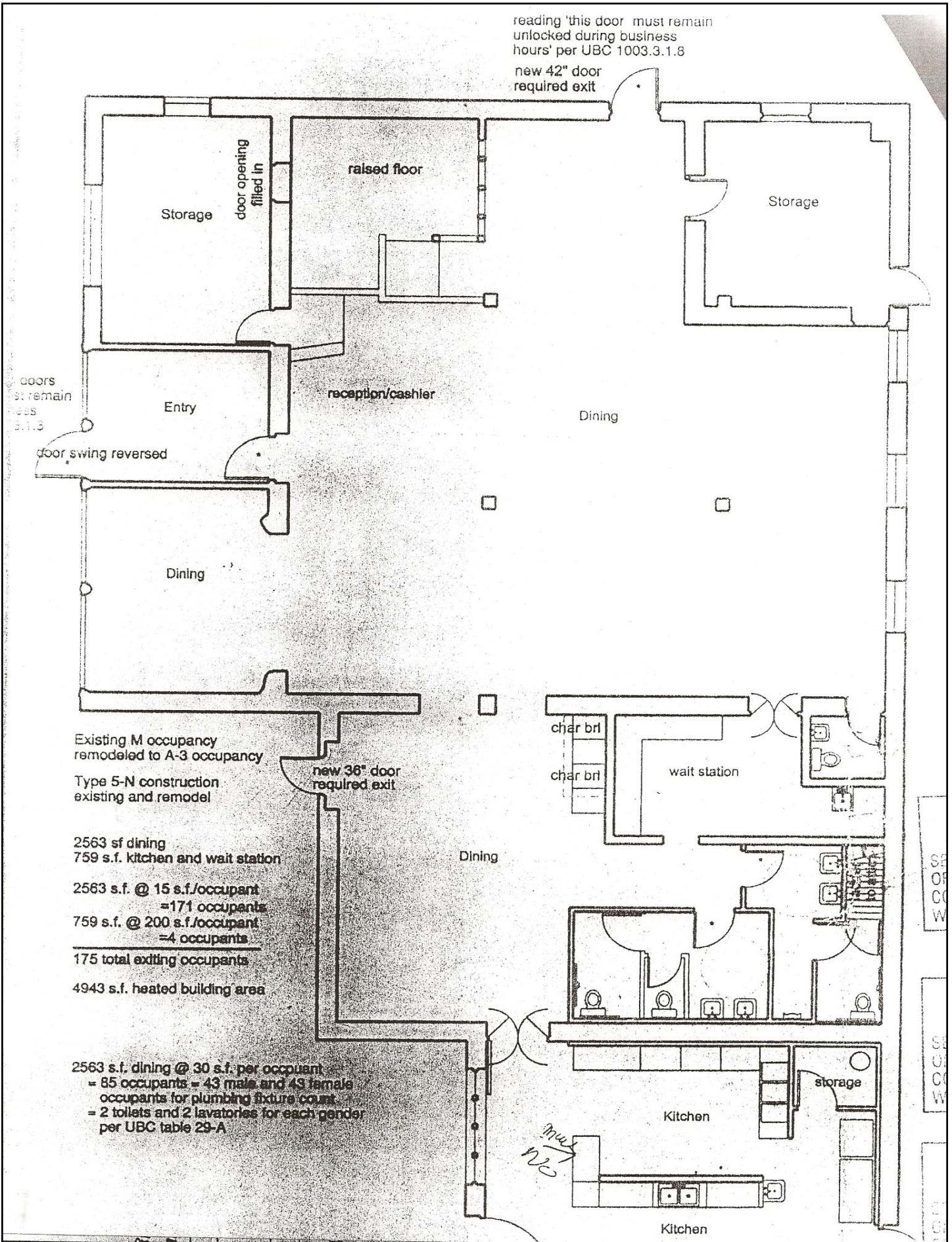
This property would be an excellent facility for a feed store, restaurant (some restaurant equipment included) antique sales or museum.



Property also features 1 storage building, 3 barnlike buildings and 2 railroad cars, also used for storage. Priced for a quick sale!!



reading 'this door must remain
 unlocked during business
 hours' per UBC 1003.3.1.8
 new 42" door
 required exit



Existing M occupancy
 remodeled to A-3 occupancy
 Type 5-N construction
 existing and remodel

2563 sf dining
 759 s.f. kitchen and wait station

2563 s.f. @ 15 s.f./occupant
 =171 occupants
 759 s.f. @ 200 s.f./occupant
 =4 occupants

175 total exiting occupants

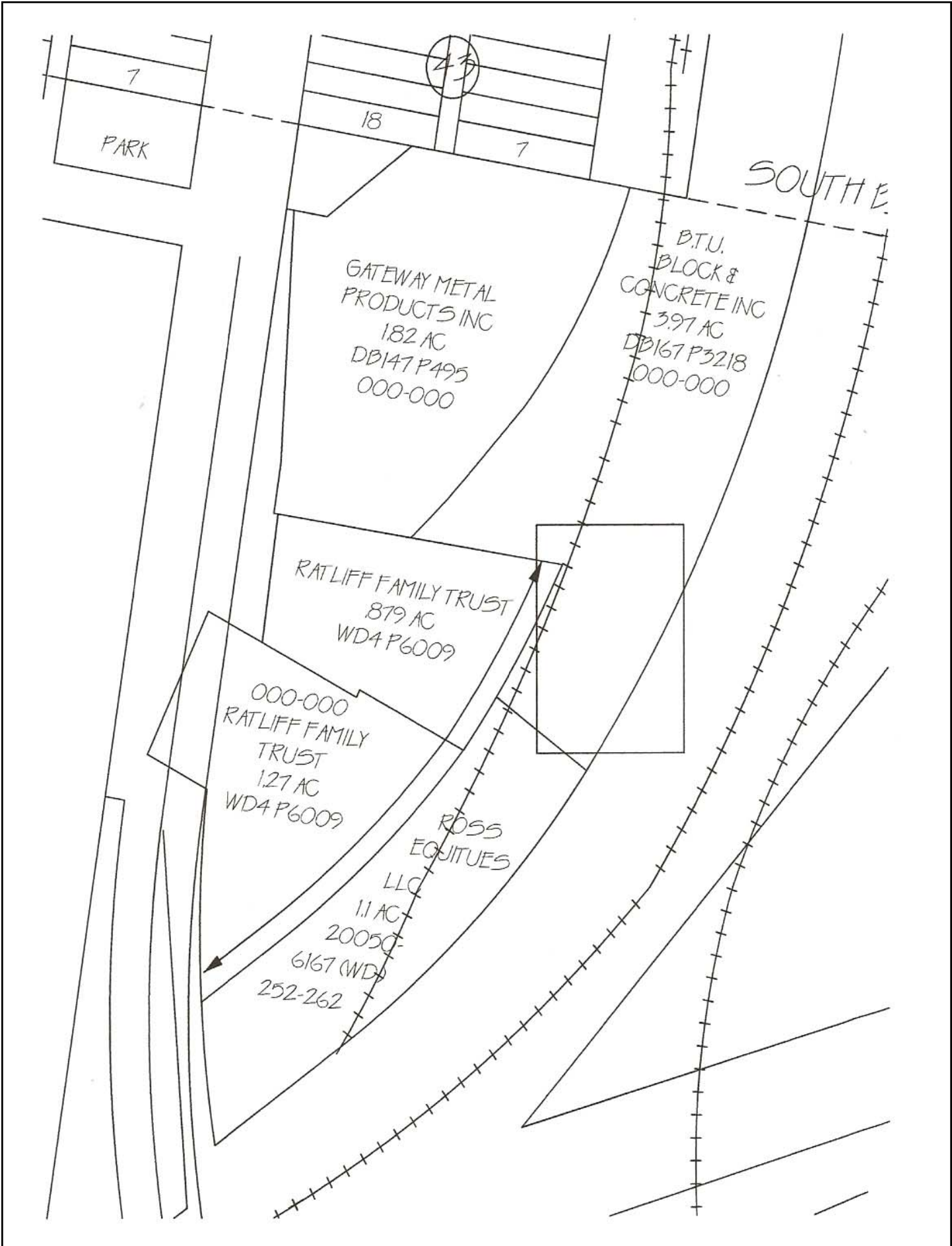
4943 s.f. heated building area

2563 s.f. dining @ 30 s.f. per occupant
 = 85 occupants = 43 male and 43 female
 occupants for plumbing fixture count
 = 2 toilets and 2 lavatories for each gender
 per UBC table 29-A

*Mud
 No*

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SE
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7
PARK

18
7
43

SOUTH E.

GATEWAY METAL PRODUCTS INC
182 AC
DB147 P495
000-000

B.T.U. BLOCK & CONCRETE INC
3.97 AC
DB167 P3218
000-000

RATLIFF FAMILY TRUST
879 AC
WD4 P6009

000-000
RATLIFF FAMILY TRUST
1.27 AC
WD4 P6009

ROSS EQUITIES LLC
1.1 AC
20050-6167 (WD)
252-262