

**For
Sale**



Stand-Alone NE Heights Office

OWNER/USER OPPORTUNITY WITH PASSIVE INCOME



**±6,468 SF on ±0.37 Ac.
Available**

9910 Indian School Rd. | Albuquerque, NM 87112

NALSunVista  **Got Space™**

Opening the Door to Commercial Real Estate Excellence

Micah Gray

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DJ Brigman SIOR, CCIM

DJ@sunvista.com | 505 998 1562

For Sale

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PROPERTY

FOR SALE

Building: $\pm 6,468$ SF

Land: ± 0.37 Acres

SALE PRICE \$900,000

FINANCIALS

Rent Gross Income:

\$86,193

Full-Building Operating Expenses:

\$24,683

NOI: \$61,510

CAPITAL IMPROVEMENTS

- Recent roof updates
- HVAC units
- Resurfaced parking lot
- Newly-added fenced parking
- Updated restrooms
- Electrical on monument sign

SUITES

1st Floor: $\pm 3,234$ SF

- Fully Leased

2nd Floor Executive Suites:

- Fully Leased

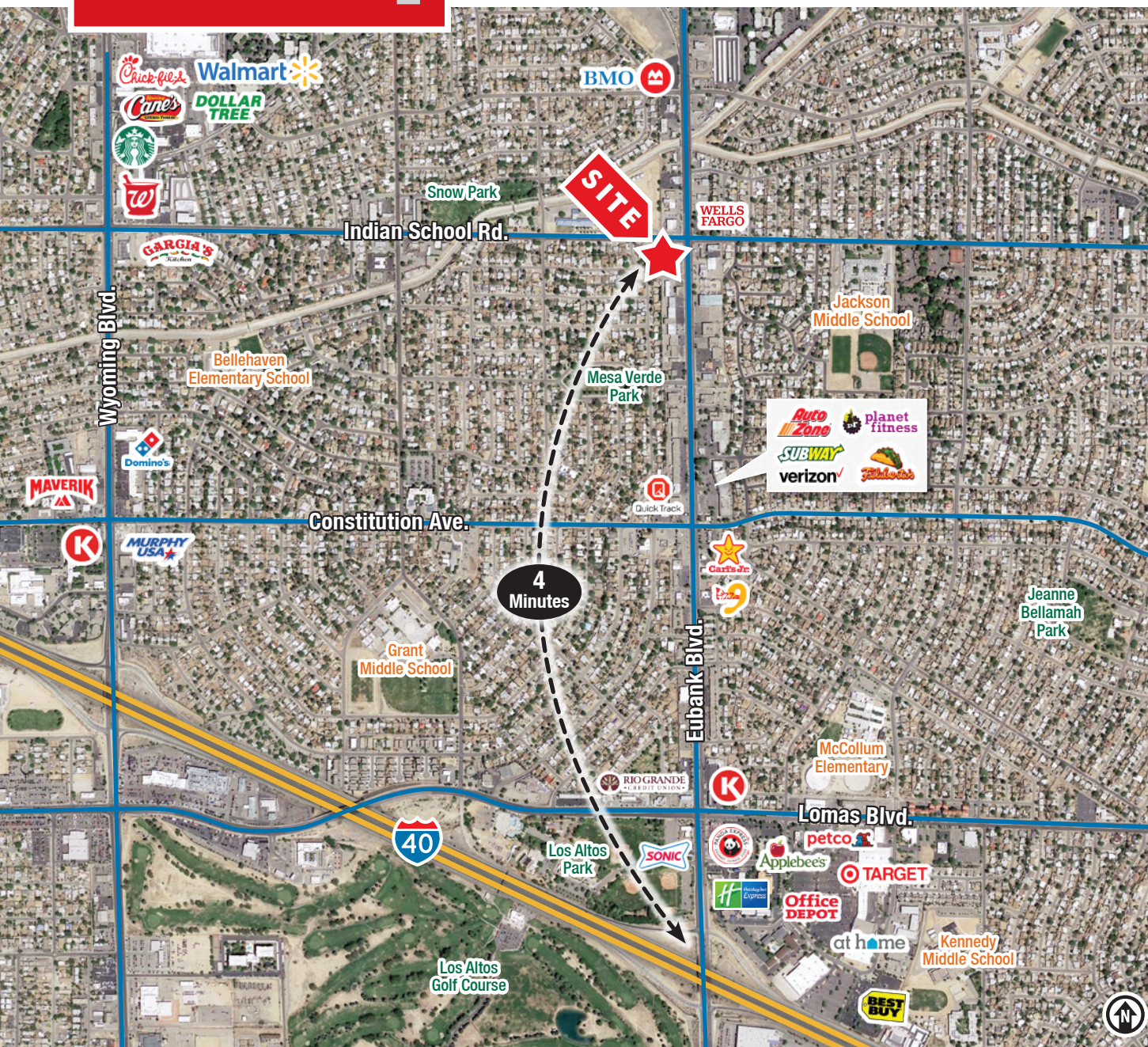
HIGHLIGHTS

- 2nd floor with eight executive suites
- Elevator
- Gated parking spaces
- Quick access to I-40
- Monument and building signage available
- Very limited office space in the Northeast Heights

ZONING MX-L

For Sale

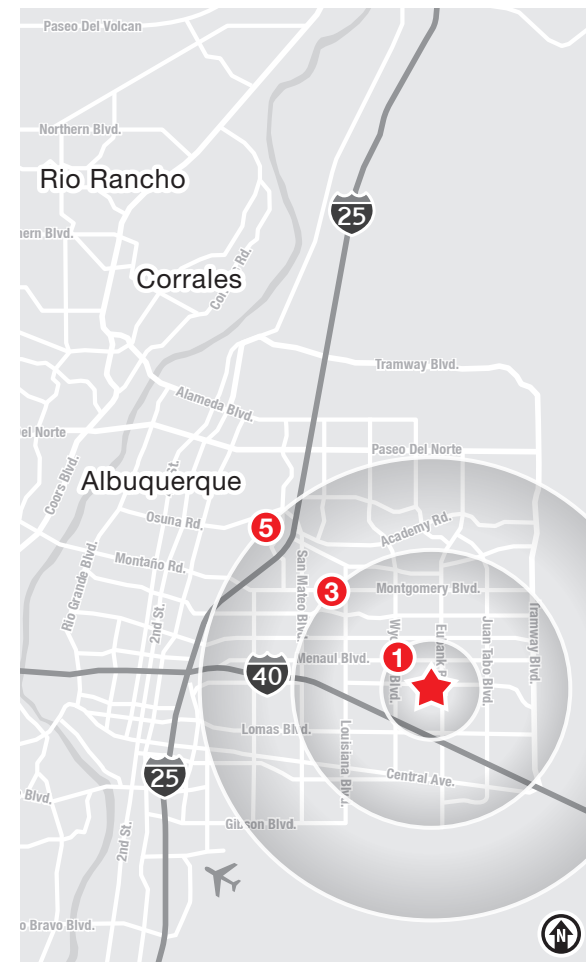
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LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	18,355	149,266	276,654
Average HH Income	\$73,874	\$84,785	\$94,332
Daytime Employment	5,607	66,195	128,751

2024 Forecasted by Esri



NAI SunVista

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1ST FLOOR



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2ND FLOOR



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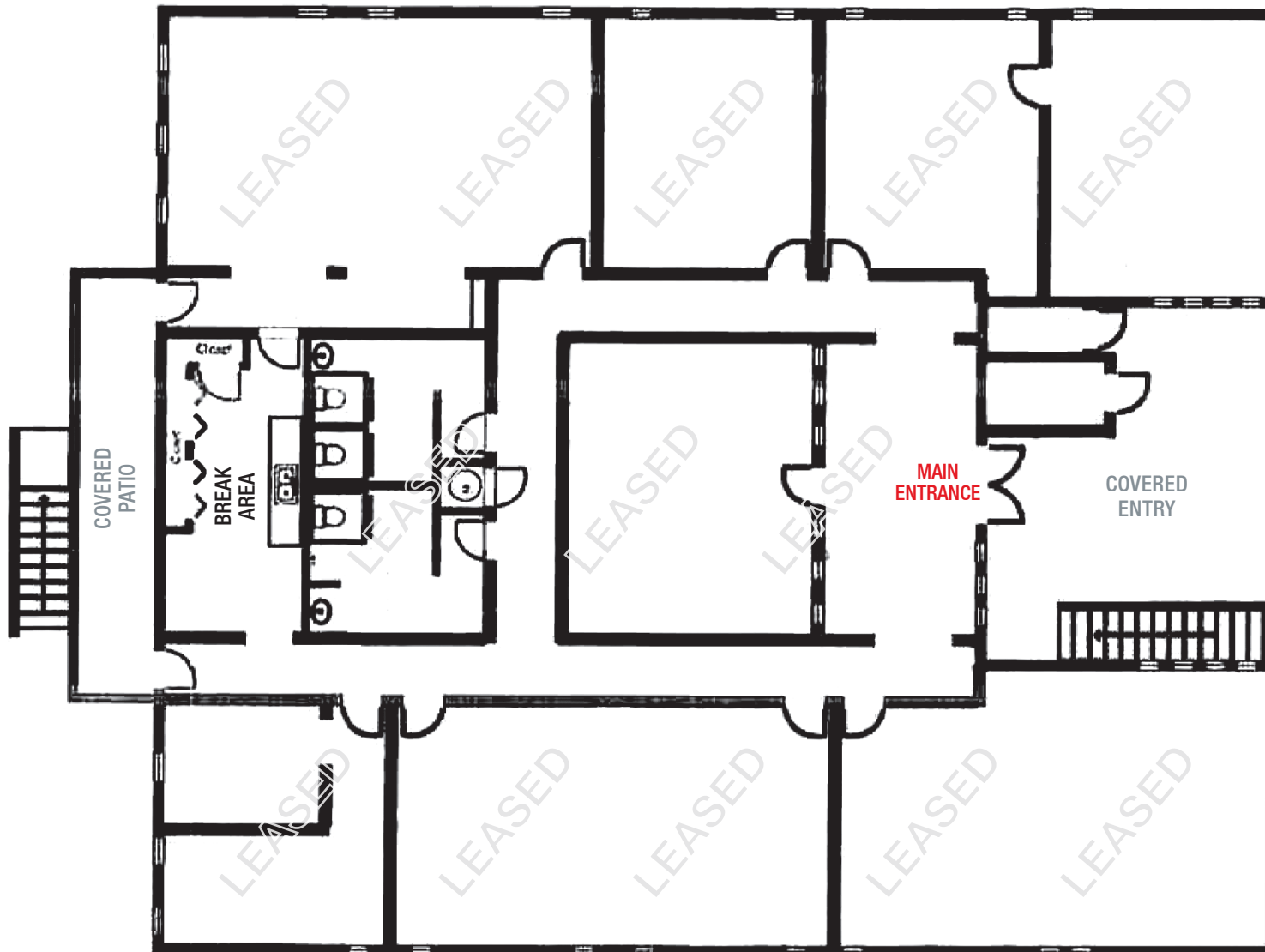
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FLOOR PLAN

1ST FLOOR

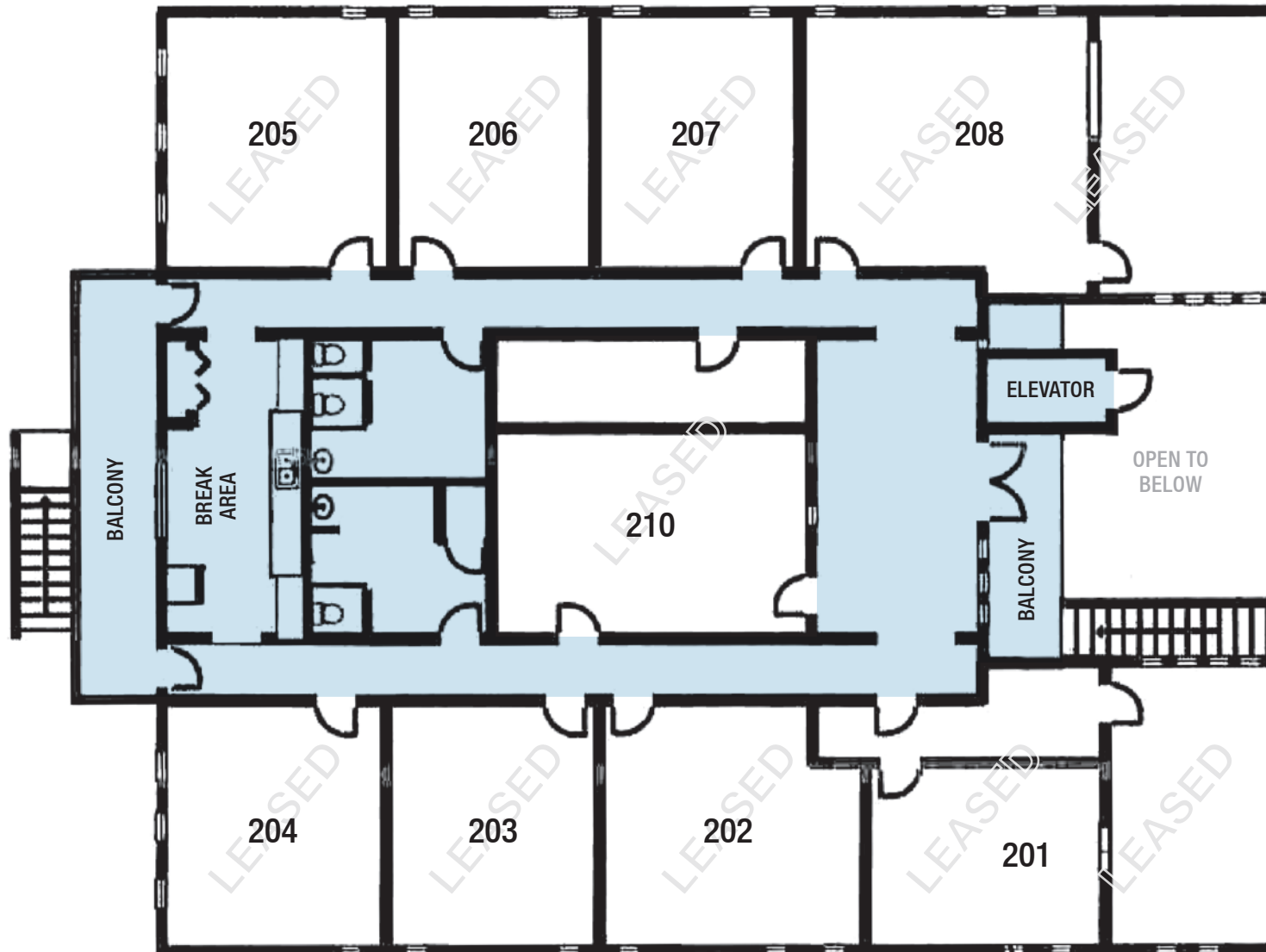
±3,234 SF



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FLOOR PLAN



2ND FLOOR

EXECUTIVE SUITES

- Fully Leased

- Available
- Common Area