

**For
Sale**



Owner/User Value-Add Warehouse Investment

CLOSE TO KIRTLAND AFB AND SANDIA LABS



PRICE REDUCED!

10025 Acoma Rd. SE | Albuquerque, NM 87123

NASunVista] **Got Space™**

Opening the Door to Commercial Real Estate Excellence

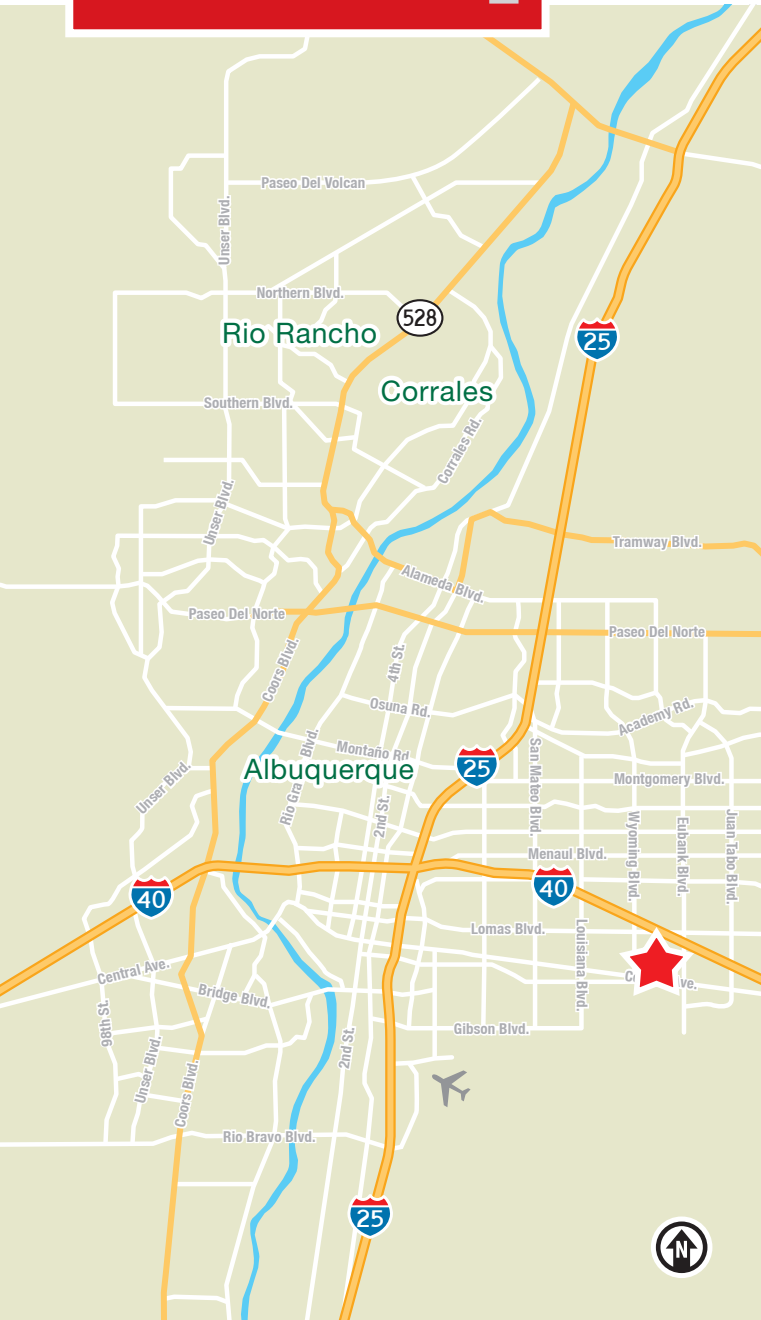
**±6,000 SF on ±0.3 Ac.
Available**

Ben Nolte CCIM

ben@sunvista.com | 505 270 4386

For Sale

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MINI POD

SALE PRICE	\$699,000 (\$116.50/SF)
BUILDING SIZE (LEASED SF)	±6,000 SF
PROFORMA MONTHLY BASE RENT	\$5,600.00
POTENTIAL GROSS INCOME (ANNUAL)	\$67,200.00
VACANCY ALLOWANCE (5%)	(\$3,360.00)
EFFECTIVE GROSS INCOME (EGI)	\$63,840.00
OPERATING EXPENSES (REIMBURSED BY TENANTS - NO LANDLORD COST)	\$11,922.92 (EST. PROPERTY TAXES & INSURANCE)
NET OPERATION INCOME (NOI - NNN)	\$63,840.00

INVESTMENT OVERVIEW

LOCATION

SWQ Central Ave. &
Eubank Blvd. SE

ADDRESS

10025 Acoma Rd. SE
Albuquerque, NM 87123

LAND SIZE

±0.30 Acres

ZONING

MX-H

INVESTMENT HIGHLIGHTS

- Four ±1,500 SF bays
- Four 10'x10' grade-level roll-up doors
- 100% occupied
- Modified gross rents below market

CURRENT RENT

- Unit A: \$800/Mo.
- Unit B: \$800/Mo.
- Unit C: \$775/Mo.
- Unit D: \$775/Mo.

PROFORMA RENT

- Unit A: \$1,400/Mo.
- Unit B: \$1,400/Mo.
- Unit C: \$1,400/Mo.
- Unit D: \$1,400/Mo.

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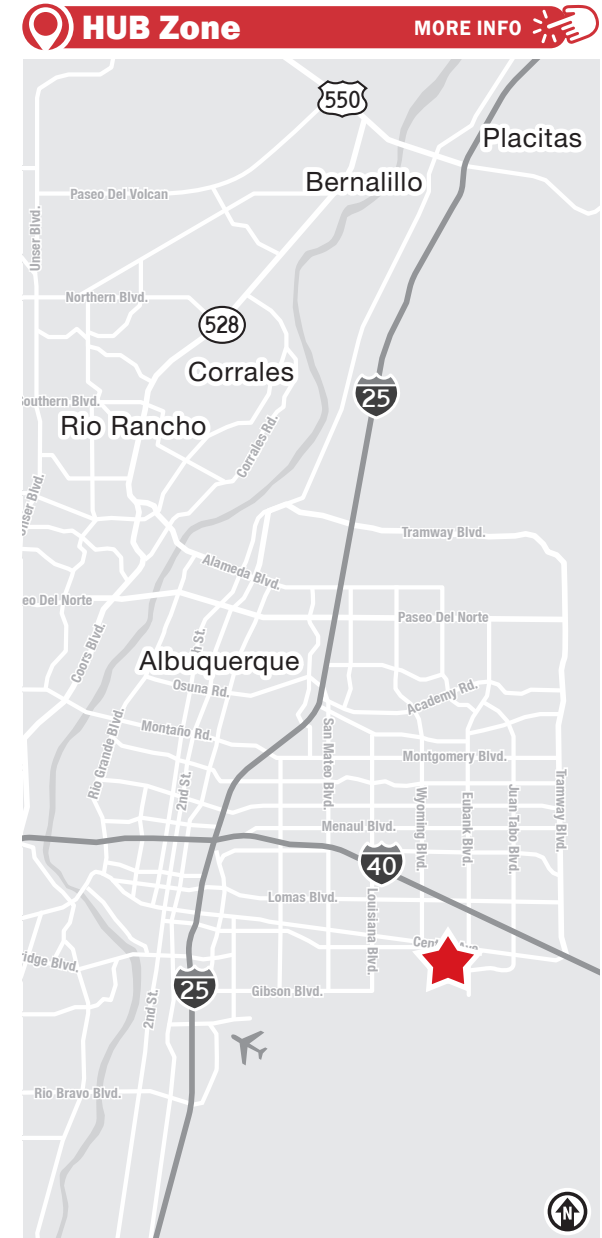


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LOCATION



NAISunVista

505 878 0001 | sunvista.com
2424 Louisiana Blvd. NE | Suite 100
Albuquerque, NM 87110

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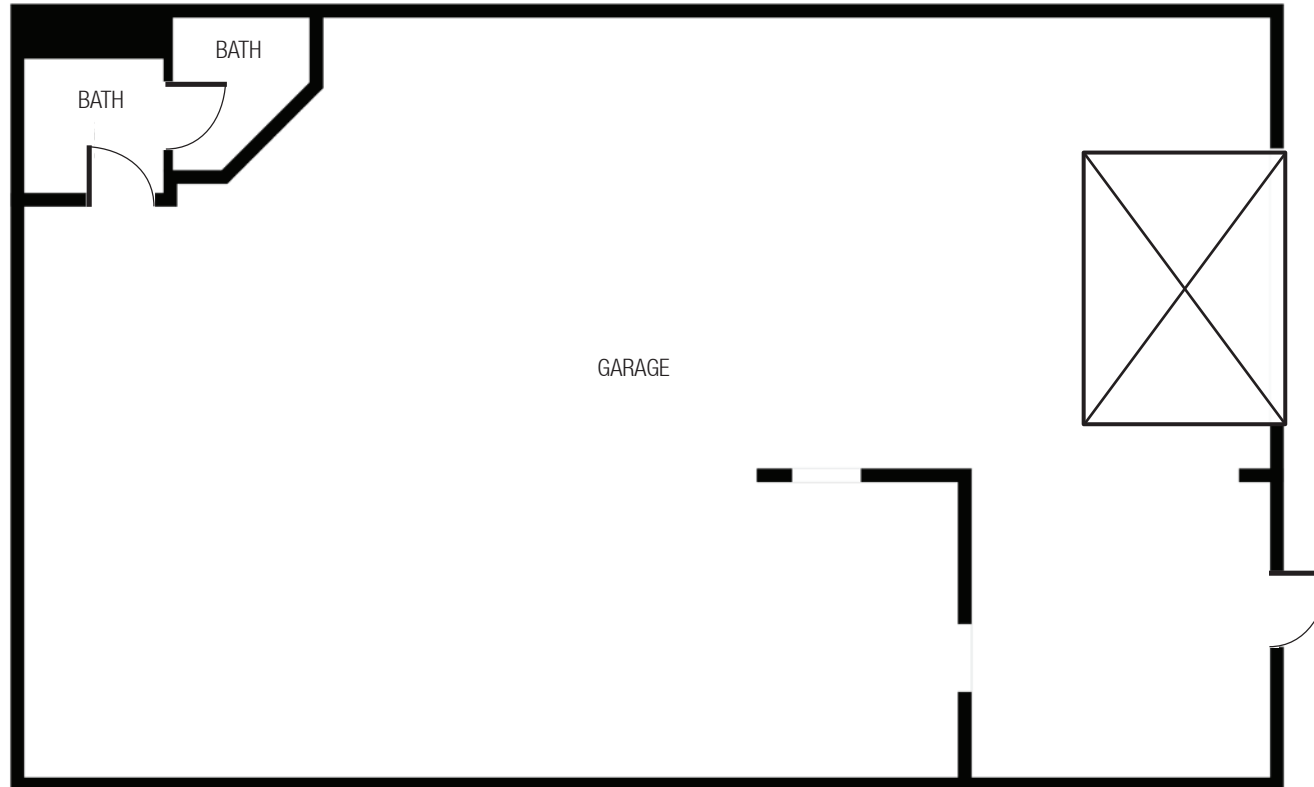
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For Sale

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SUITE A



SUITE A

±1,500 SF

Floor plan not to scale.

For Sale

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SUITE B



SUITE B

±1,500 SF

Floor plan not to scale.

For Sale

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SUITE C&D

SUITE C&D

Each $\pm 1,500$ SF

Floor plan not to scale.

