

**For
Sale**



Owner/User Value-Add Warehouse Investment

CLOSE TO KIRTLAND AFB AND SANDIA LABS



\$49,000 PRICE REDUCTION!

10025 Acoma Rd. SE | Albuquerque, NM 87123

**±6,000 SF on ±0.3 Ac.
Available**

NASunVista] **Got Space™**

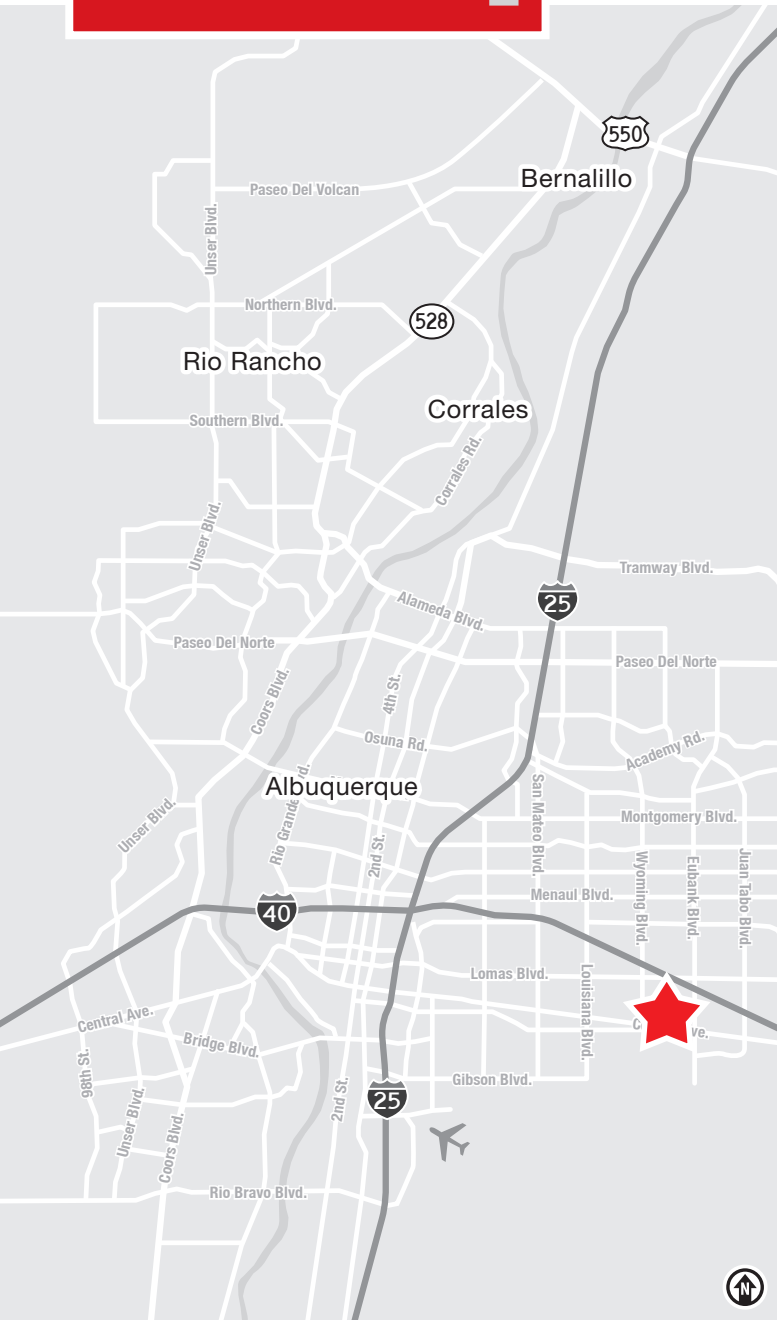
Opening the Door to Commercial Real Estate Excellence

Ben Nolte CCIM

ben@sunvista.com | 505 270 4386

For Sale

10025 Acoma Rd. SE | Albuquerque, NM 87123



Mini Pod

Sale Price	\$650,000 (\$108.33/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

Overview

LOCATION

SWQ Central Ave. &
Eubank Blvd. SE

ADDRESS

10025 Acoma Rd. SE
Albuquerque, NM 87123

BUILDING ±6,000 SF

LAND ±0.30 Ac.

ZONING MX-H

Investment

- 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.

For Sale

10025 Acoma Rd. SE | Albuquerque, NM 87123



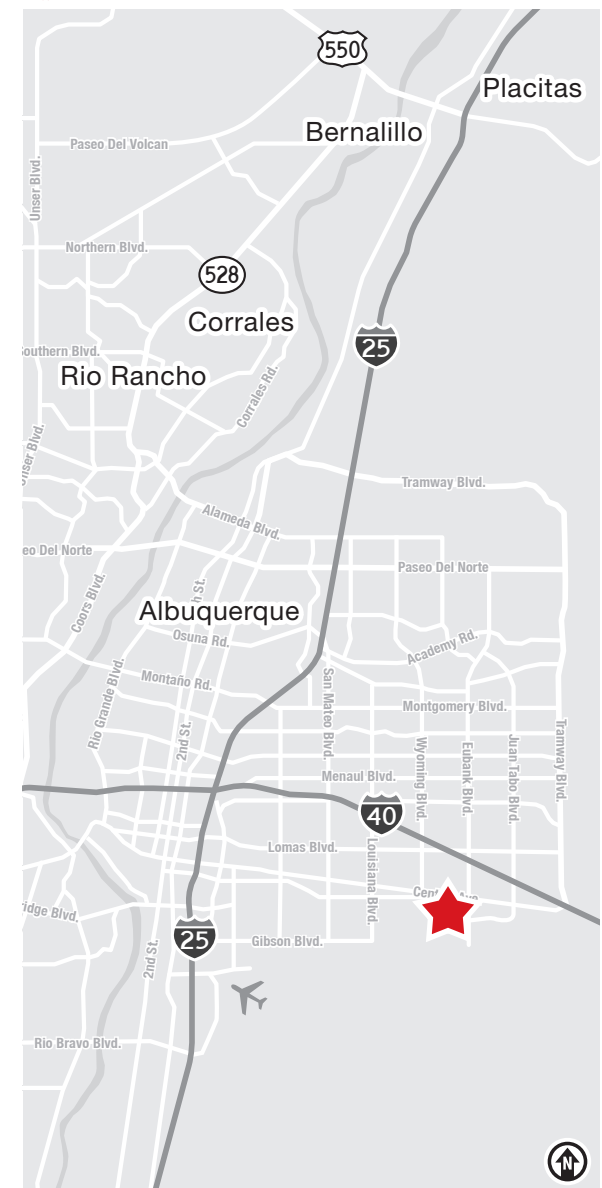
For Sale

10025 Acoma Rd. SE | Albuquerque, NM 87123



LOCATION

HUB Zone [MORE INFO](#)



NAI SunVista

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

Ben Nolte CCIM
ben@sunvista.com
505 270 4386

For Sale

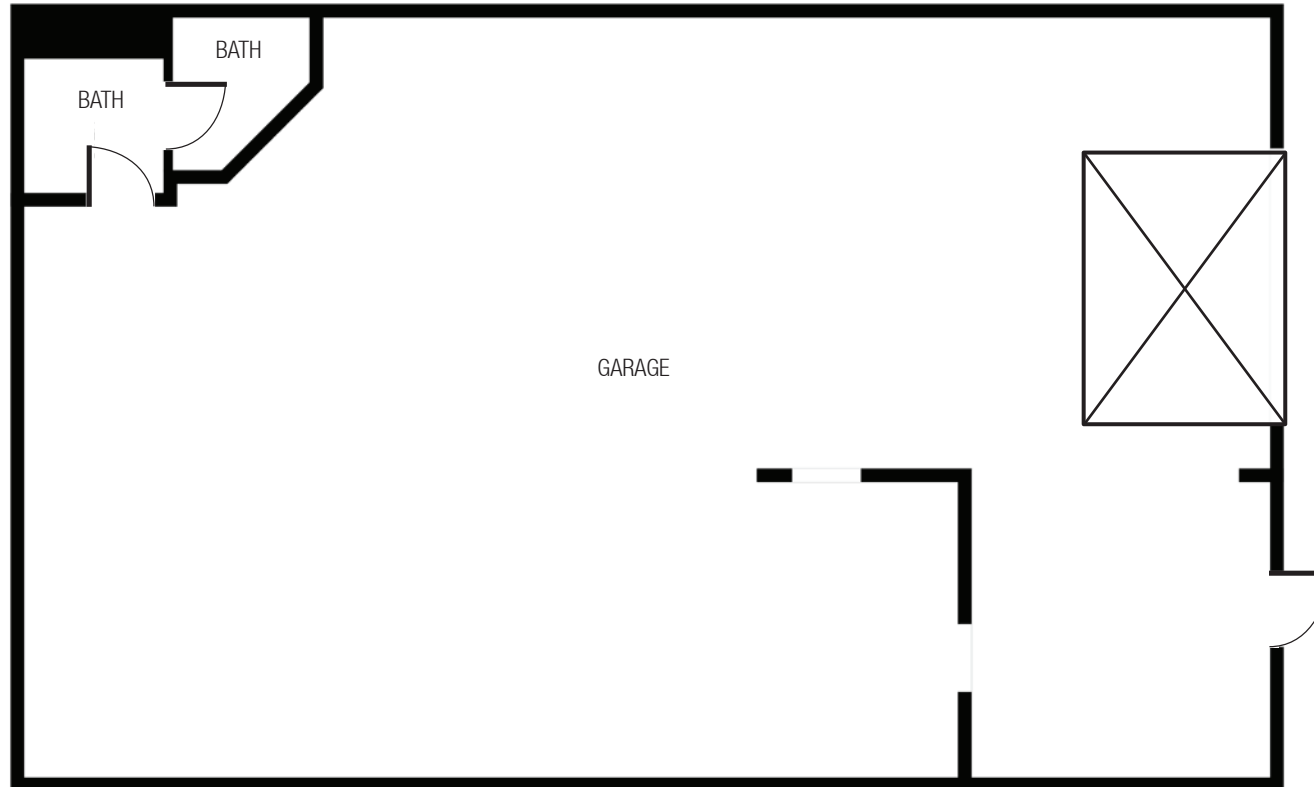
10025 Acoma Rd. SE | Albuquerque, NM 87123



For Sale

10025 Acoma Rd. SE | Albuquerque, NM 87123

SUITE A



SUITE A

±1,500 SF

Floor plan not to scale.



For Sale

10025 Acoma Rd. SE | Albuquerque, NM 87123

SUITE B



SUITE B

±1,500 SF

Floor plan not to scale.



For Sale

10025 Acoma Rd. SE | Albuquerque, NM 87123

SUITE C&D

SUITE C&D

Each $\pm 1,500$ SF

Floor plan not to scale.

