

FOR SALE BY OWNER

Property Contact:

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Camlia Properties, LLC
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Property Type: **Retail - Office**

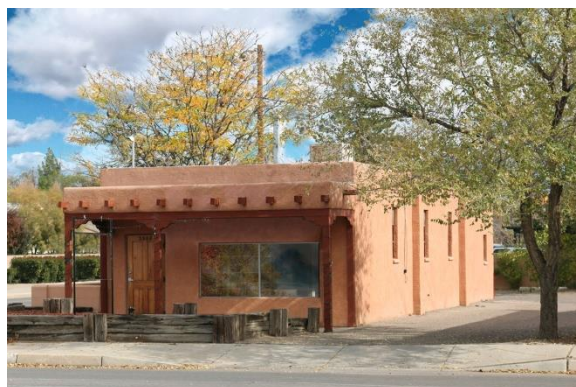
Address: **3846 & 3848 Rio
Grande Blvd NW
Albuquerque, NM
87107**

Location: **SE corner Rio Grande
& Griegos**

Sales Price: **475,000**
Price per SF: **158**
2019 Prop.Tax **3058**

Building Area: **3,000 SF**
Site Area: **1/4 acre Appox.**
Zoning: **MX-M**
Construction: **Adobe, Concrete
Block**

Terms of Sale: **Cash to Seller, or
Short Term REC/
Owner Financing**



Income/Expense Analysis Pro Forma

PGI	54,000
Vacancy: less than 1%	(540)
EGI	53,460
Expenses: 3 yr average	(5,682)
NOI	47,778

CAP Rate **10%**

Comments

Two commercial buildings of 1,000 SF which can be used as a single or two unit retail space; and a 2,000 SF building with flexible office/retail of 1, 2 or 3 separate units.

The pro forma assumes full tenant rental based on past income history of (\$18+ per sf rental prices) and low vacancy. Expenses (owner's current) includes owner's utility costs, taxes, insurance, & pro-rata share of common area expense Buyer's may vary. Good traffic count corner. Well maintained property.

All information as provided is deemed to be accurate, but is not guaranteed for accuracy. If any information is crucial to your buying decision, please verify all information by public records, professional inspections or other means.