

**7% Cap Rate**  
**Price \$2,078,929.00**

**20 Year State of NM Lease**  
**18 Years Left on Lease**

Constructed on March 1, 2023



**For Sale |  $\pm 7,512$  SF**  
**101 GARLAND DRIVE MORIARTY, NM 87035**



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## Property Overview

The Children, Youth & Families Department of New Mexico property in Moriarty, NM offers a spacious 7,512 square feet of office and conference space. This property features a durable metal roof and aluminum storefront windows. Inside, you'll find interior non-load bearing walls for flexible layout options. The site includes public and private parking, complete with ADA parking accessibility. Additionally, the property boasts 5 water closets, 2 drinking fountains, 1 service sink, and 2 exits for convenience and functionality. Completed in 2023, this property is ideal for businesses looking for a versatile and well-equipped space in a prime location. The New Mexico Children, Youth and Families Department provides an array of prevention, intervention, rehabilitative, and after-care services to New Mexico children and their families, further enhancing the significance of this property as a hub for community support and resources.

## PROPERTY DETAILS

<b>Property Name</b>	CYFD Moriarty
<b>Location</b>	101 Garland Drive, Moriarty NM
<b>Type of Property</b>	Single Tenant Single Story
<b>Size of Property</b>	7,512 SF
<b>Lease to GSD</b>	CYFD
<b>Lease Term</b>	18 Years remaining
<b>Rate</b>	Base Rent \$129,056.16
<b>Operating costs:</b>	\$62,958.90   3% annual increases on operating costs
<b>Total Annual Rent:</b>	\$192,015.06
<b>Purchase Price:</b>	\$2,078,929.00



#### PROPERTY HIGHLIGHTS

- Spacious 7,512 square feet of office and conference
- Aluminum storefront windows for natural light
- Paved public and private parking with ADA parking
- Ideal for businesses seeking versatile and well-equipped property in a prime location



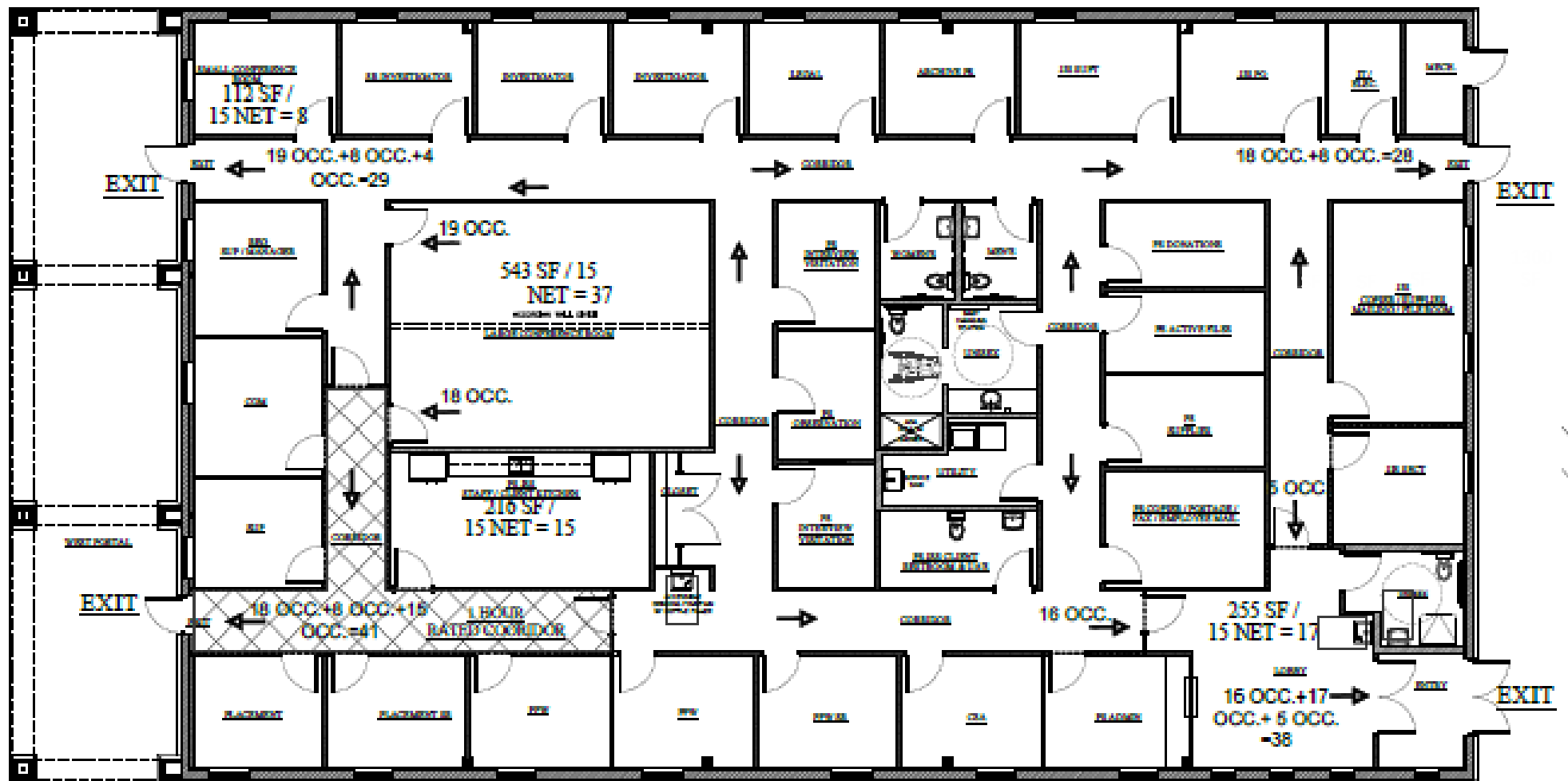






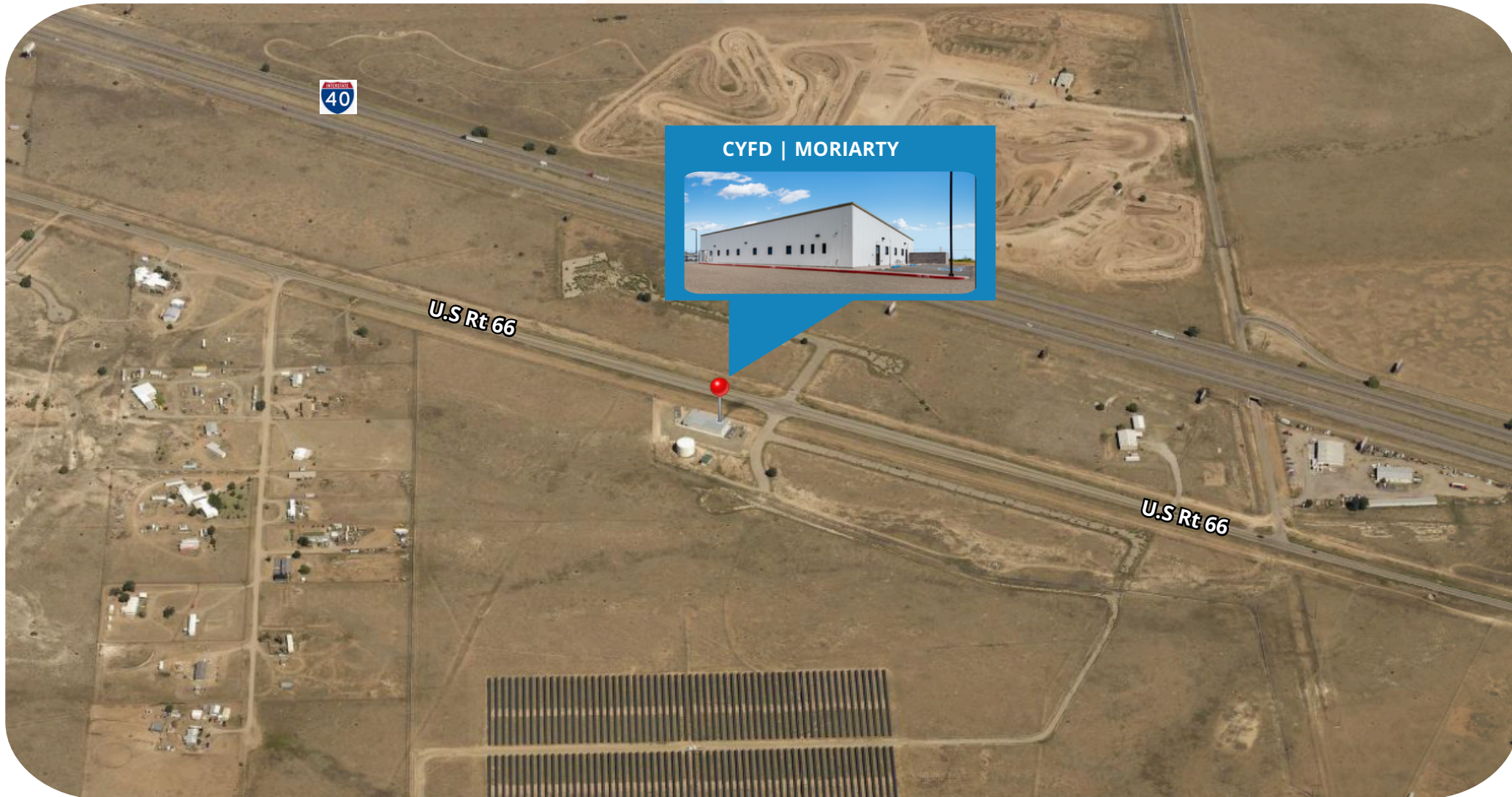






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