

FOR SALE



100% Leased - 4 Building Investment Portfolio Opportunity

2005 & 2025 4th St NW & 2024 5th St NW, Albuquerque, NM 87102

LOCATION

- Between 4th and 5th Streets, Near 6th St and Interstate 40 Ramps

SALE INFORMATION - 4 BUILDING PORTFOLIO

- \$2,050,000
- 7.39% Capitalization Rate
- \$151,572/YR± NOI
- Annual CPI Rent Increases
- 2 Leases Expire: 12/31/2029
- 1 Lease Month-to-Month

1 2005 4th STREET PROPERTY

- \$577,000
- 7.28% Capitalization Rate
- \$42,000/YR± NOI
- 3,080± SF on 1.5189± Acres
- Lease Expiration: 12/31/2029
- Two 5-Year Renewal Options

2 2025 4th STREET PROPERTY

- \$250,000
- 7.2% Capitalization Rate
- \$18,000/YR± NOI
- 2,541± SF on 0.4993± Acres
- Month-to-Month Lease

3 2024 5th STREET PROPERTY

- \$1,221,000
- 7.5% Capitalization Rate
- \$91,572/YR± NOI
- Annual CPI Rent Increase
- Lease Expiration: 12/31/2029
- Two 5-Year Renewal Options
- 16,289± SF Total
- 1.125± Acres
- Office Building: 4,843± SF
- Warehouse: 11,446± SF

DEREK MITCHELL

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NM LICENSE # 48551

MARK FRIEDMAN

Mobile: (505) 250-5796
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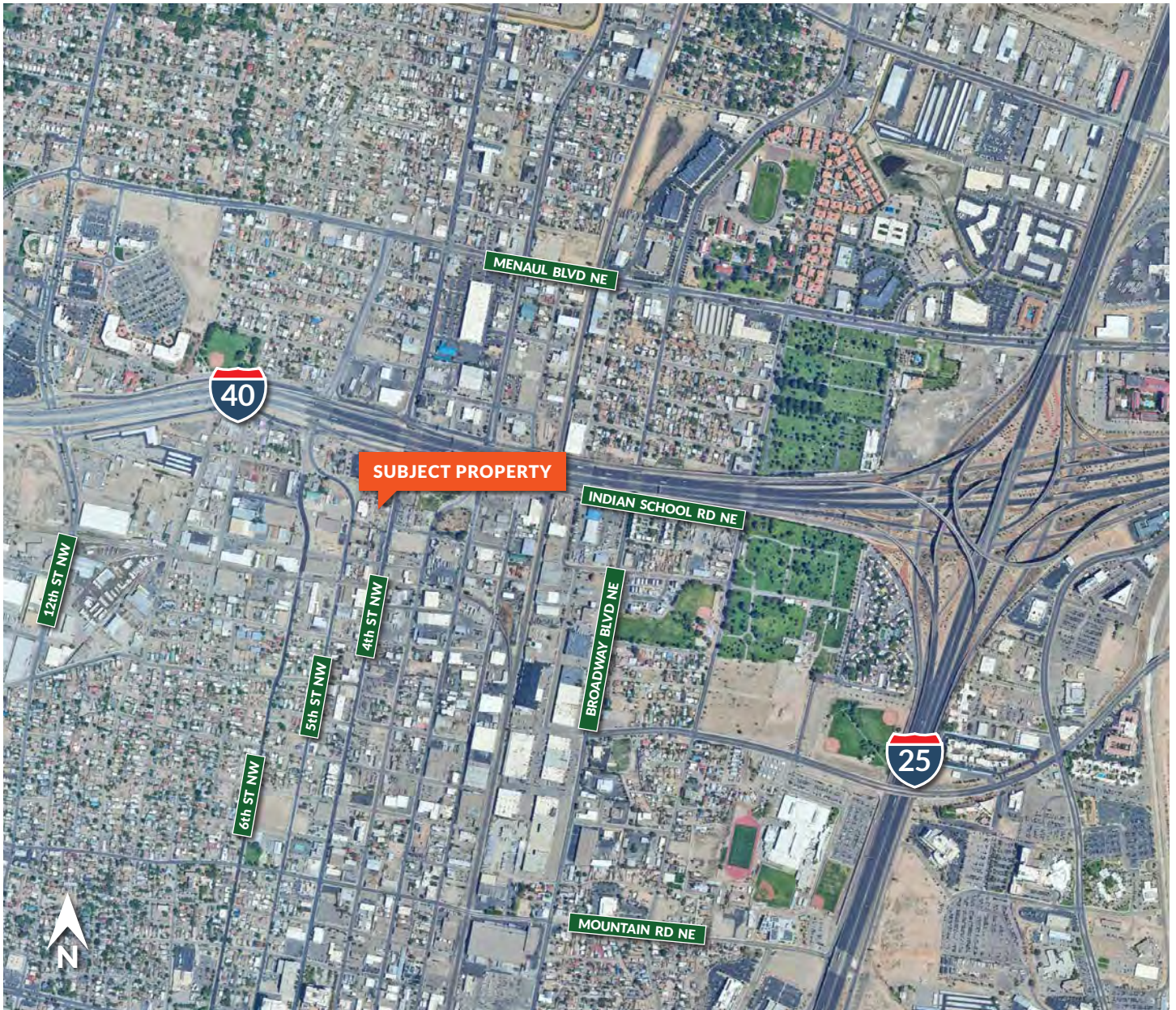
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The information contained herein is believed to be reliable, however Johnson Commercial Real Estate LC makes no warranty, representation or guarantee as to its accuracy. Interested parties should conduct its own investigations to determine the suitability of its intended use for the property.

4811 Hardware Dr NE, Suite C-5
Albuquerque, NM 87109 | 505-831-3333

 **JOHNSON**
Commercial Real Estate

AERIAL MAP



FOR SALE



Standalone Industrial Investment Opportunity With Yard

2005 4th St NW, Albuquerque, NM 87102



LOCATION

- Off 4th Street Near Indian School Road and Interstate 40

SALE INFORMATION

- \$577,000
- 7.28% Capitalization Rate
- \$42,000/YR± NOI
- Annual CPI Rent Increase
- Lease Expiration: 12/31/2029
- Two 5-Year Renewal Options

AVAILABLE

- 3,080± SF
- 1.5189± Acres

FEATURES

- Zoned MX-M; Mixed-Use, Manufacturing Zone
- Outstanding Access to I-40
- Near Downtown
- Strong Visibility
- Centrally Located

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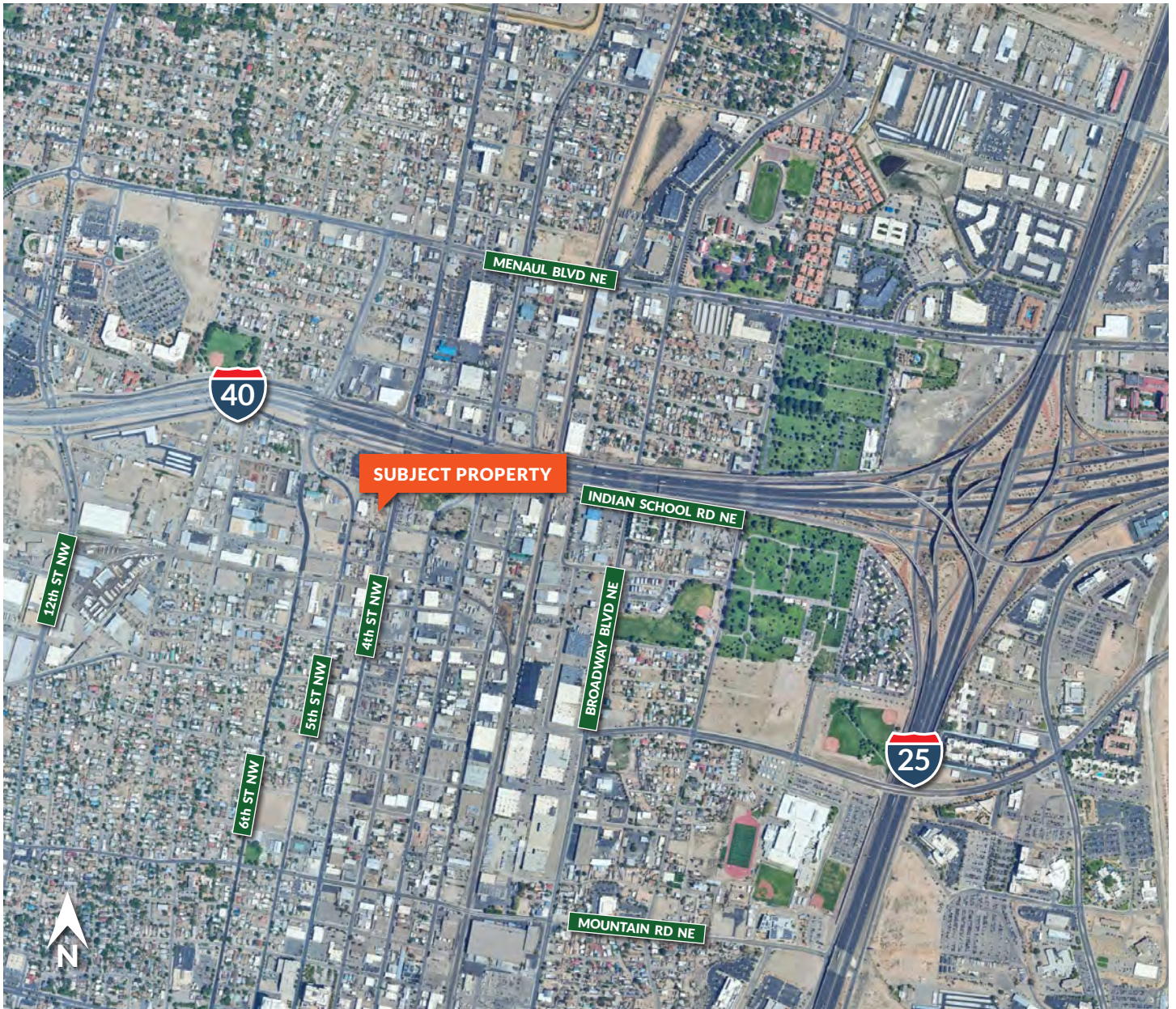
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AERIAL MAP



FOR SALE



Bite-Sized Investment Opportunity

2025 4th St NW, Albuquerque, NM 87102



LOCATION

- Off 4th Street Near Indian School Road and Interstate 40

SALE INFORMATION

- \$250,000
- 7.2% Capitalization Rate
- \$18,000/YR± Net Operating Income (NOI)

AVAILABLE

- 2,541± SF
- 0.4993± Acres

FEATURES

- Zoned MX-M; Mixed-Use, Manufacturing Zone
- Outstanding Access to I-40
- Immediate Income
- Strong Visibility
- Centrally Located

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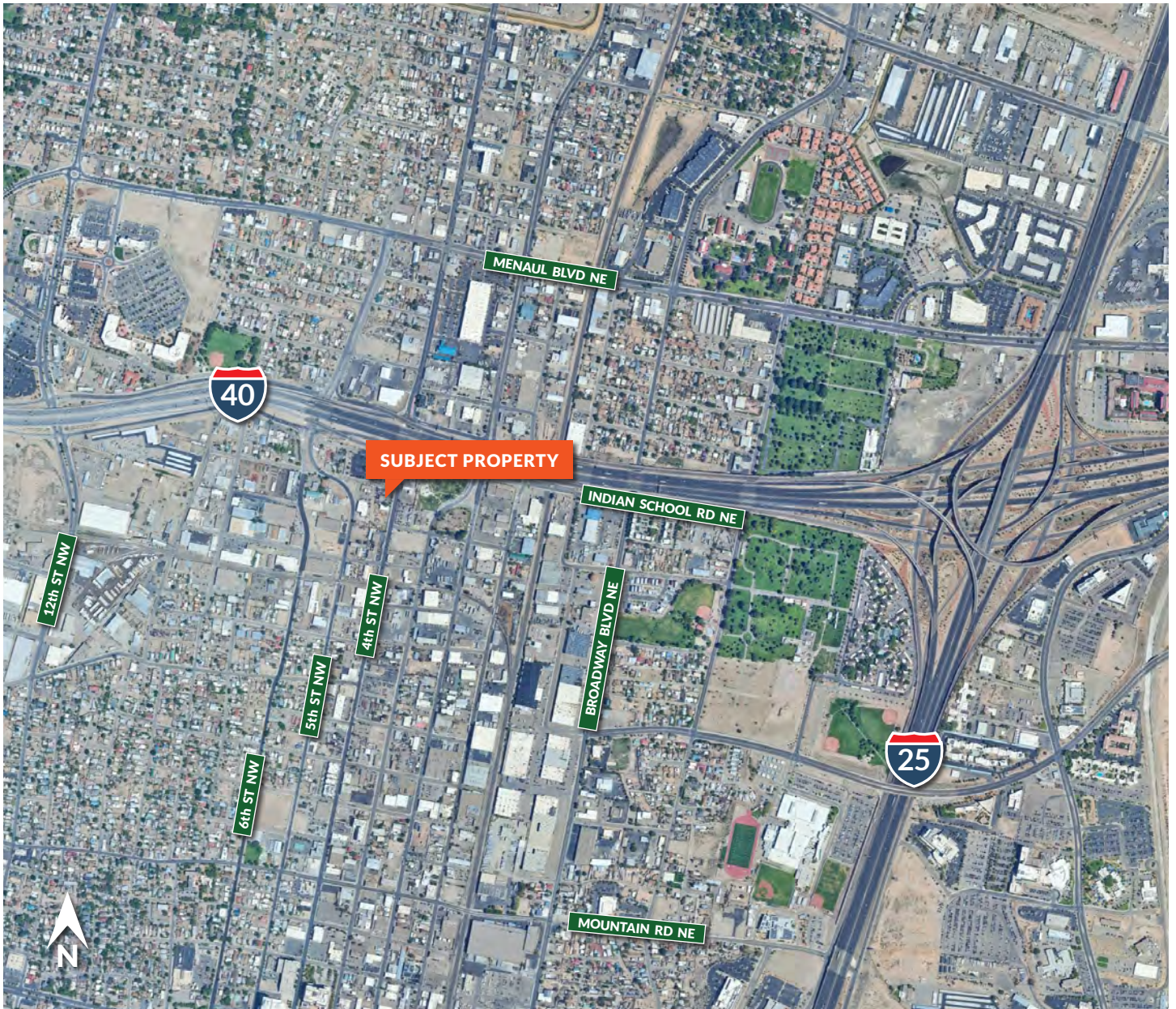
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AERIAL MAP



FOR SALE



100% Leased - Two Building Investment Opportunity

2024 5th St NW, Albuquerque, NM 87102



LOCATION

- Off 5th Street Near 6th St and Interstate 40 Ramps

SALE INFORMATION

- \$1,221,000
- 7.5% Capitalization Rate
- \$91,572/YR± NOI
- Annual CPI Rent Increase
- Lease Expiration: 12/31/2029
- Two 5-Year Renewal Options

AVAILABLE

- 16,289± SF Total
- 1.125± Acres
- Office Building: 4,843± SF
- Warehouse: 11,446± SF

FEATURES

- Zoned NR-LM; Non-Residential, Light Manufacturing Zone
- Outstanding Access to I-40
- Fenced/Secure Yard
- Ample Parking
- Centrally Located

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