

## **POELSTRA PROPERTIES:** Specializing in Government Leased Properties

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### **Property Summary: For Sale**

#### **Los Ojos, NM Post Office**

95 State Road 514

Los Ojos, New Mexico 87551-9997



#### **Property/Lease Specifics:**

- Rent: \$11,046 until 2/2028 (\$12.78/sq ft). No renewal option. 864 interior square footage
- Lessor maintenance rider. USPS tax rider
- Level 4 post office. Open 11am – 3pm M-F
- 1 year Termination clause
- Metal sloped roof, well maintained
- **Sales Price: \$125,000** (7.5 cap with NOI of \$9,400/year)