# RESOLUT RE

## **8 ROBERTS CIRCLE LOS LUNAS**

8 ROBERTS CIRCLE LOS LUNAS 8 Roberts Circle Los Lunas, NM 87031



**FOR SALE** 

AVAILABLE
Self Storage: 4,800 SF
Office: 700 SF
0.31 AC

**PRICE** \$525,000

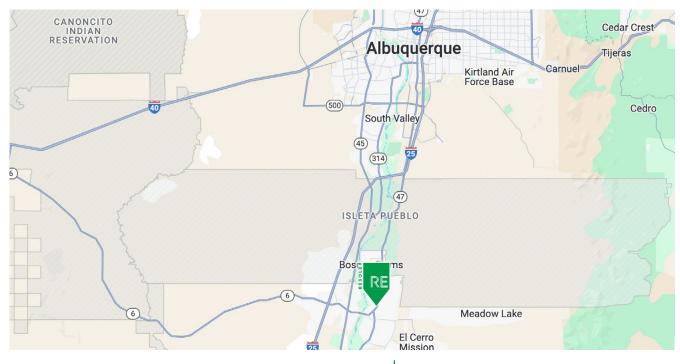
Martin Richardson mrichardson@resolutre.com 505.259.9989





#### **PROPERTY HIGHLIGHTS**

- Turnkey Self-Storage Investment 28 fully enclosed storage units and 2 finished office spaces, ideal for owner-operator or investor looking for immediate cash flow.
- Dual Income Potential Generate consistent rental income from storage units while leasing out office spaces to local businesses or using for your own operations.
- Strategic Los Lunas Location Positioned in a growing submarket with increasing demand for storage and small business space, just minutes from I-25 and local amenities.
- Low-Maintenance Asset Class Storage units offer minimal management and operational costs, making this a stable, recession-resistant investment.
- Expansion or Hybrid Use Opportunity –
   Offices can be converted for retail, service-based business, or onsite management—
   maximize value and flexibility.



### **AREA TRAFFIC GENERATORS**



PETSMART









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### **DEMOGRAPHIC SNAPSHOT 2024**



**23,041 POPULATION**3-MILE RADIUS



\$91,043.00 AVG HH INCOME 3-MILE RADIUS



**14,387 DAYTIME POPULATION**3-MILE RADIUS



**TRAFFIC COUNTS**Main St: 24,493 VPD
(Sites USA 2024)







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