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 \$548,000

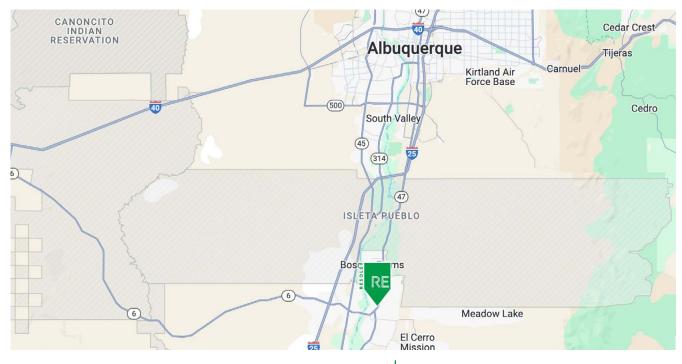
Martin Richardson mrichardson@resolutre.com 505.259.9989





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, servicebased business, or onsite managementmaximize value and flexibility.



AREA TRAFFIC GENERATORS



PETSMART











Martin Richardson

mrichardson@resolutre.com | 505.259.9989

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)





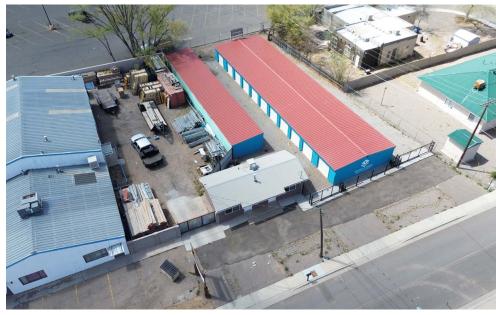


The information contained herein was obtained from sources deemed reliable; however, RESOLUT RE makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice. RESOLUT RE, which provides real estate brokerage services, is a division of Reliance Retail, LLC, a Texas Limited Liability Company.









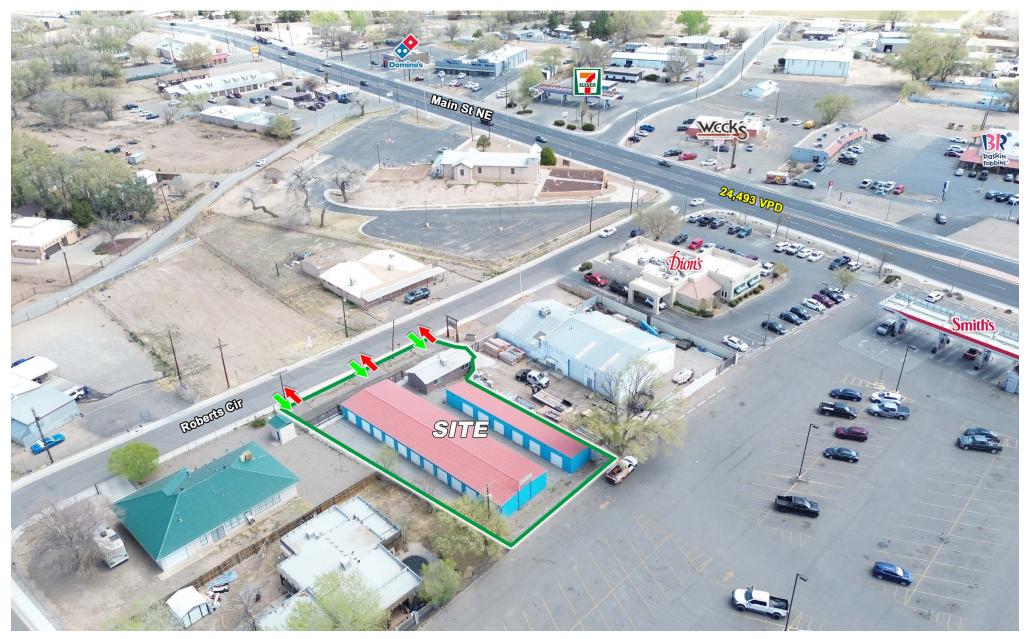




The information contained herein was obtained from sources deemed reliable; however, RESOLUT RE makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice. RESOLUT RE, which provides real estate brokerage services, is a division of Reliance Retail, LLC, a Texas Limited Liability Company.







The information contained herein was obtained from sources deemed reliable; however, RESOLUT RE makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice. RESOLUT RE, which provides real estate brokerage services, is a division of Reliance Retail, LLC, a Texas Limited Liability Company.







The information contained herein was obtained from sources deemed reliable; however, RESOLUT RE makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice. RESOLUT RE, which provides real estate brokerage services, is a division of Reliance Retail, LLC, a Texas Limited Liability Company.





The information contained herein was obtained from sources deemed reliable; however, RESOLUT RE makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice. RESOLUT RE, which provides real estate brokerage services, is a division of Reliance Retail, LLC, a Texas Limited Liability Company.