

# FOR SALE



## Investment Property For Sale Near Central and Interstate I-40

9817 Acoma Rd SE, Albuquerque, NM 87123

### ANNUAL PROPERTY OPERATING DATA

POTENTIAL RENTAL INCOME	\$77,536.08
VACANCY/CREDIT LOSS (7.5%)	-\$5,815.21
GROSS OPERATING INCOME	\$71,720.87
ESTIMATED MAINTENANCE	-\$3,000.00
NET OPERATING INCOME	\$68,720.87

### LOCATION

- Near Central Ave SE and Eubank Blvd SE

### AVAILABLE

- 7,541± SF Total
- .3885± Acres
- Cannabis Tenant
- Lease Expires 12/2026
- Two 5-Year Options to Extend

### SALE INFORMATION

- \$935,000 (7.3% CAP)

### FEATURES

- Zoned MX-H; Mixed-Use High Intensity Zoned District
- Outstanding Access to I-40
- Fully Fenced Yard
- Multiple Drive-In Doors
- 3 Phase Power Available
- Tenant Pays Taxes & Insurance
- Minimal Landlord Responsibilities

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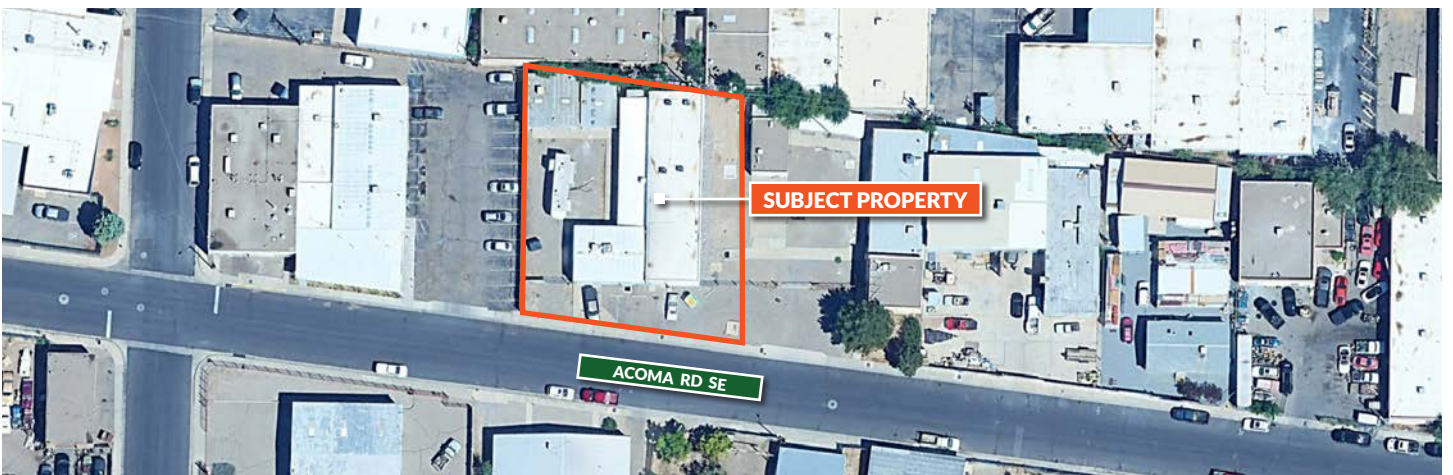
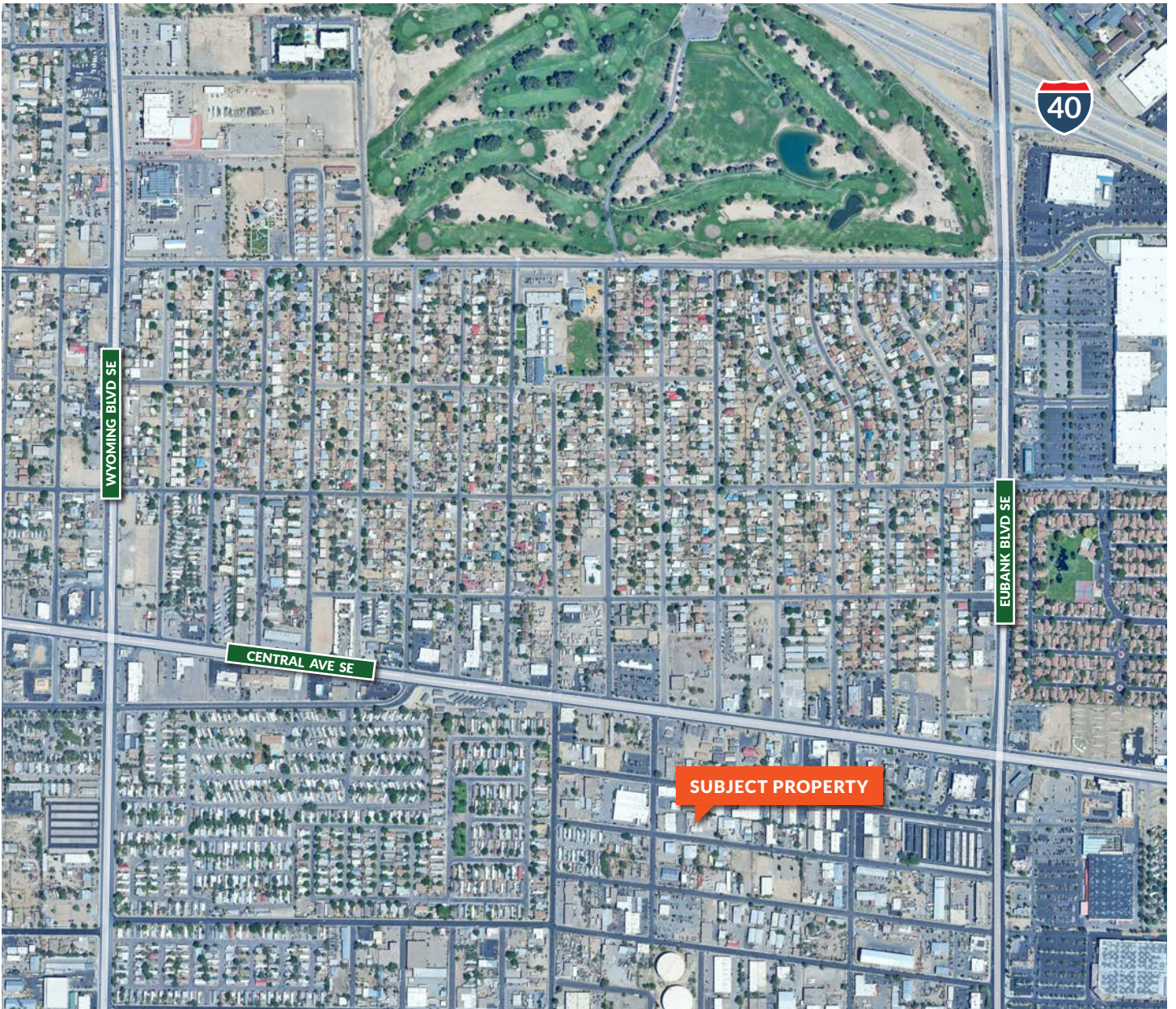
The information contained herein is believed to be reliable, however Johnson Commercial Real Estate LC makes no warranty, representation or guarantee as to its accuracy. Interested parties should conduct its own investigations to determine the suitability of its intended use for the property.

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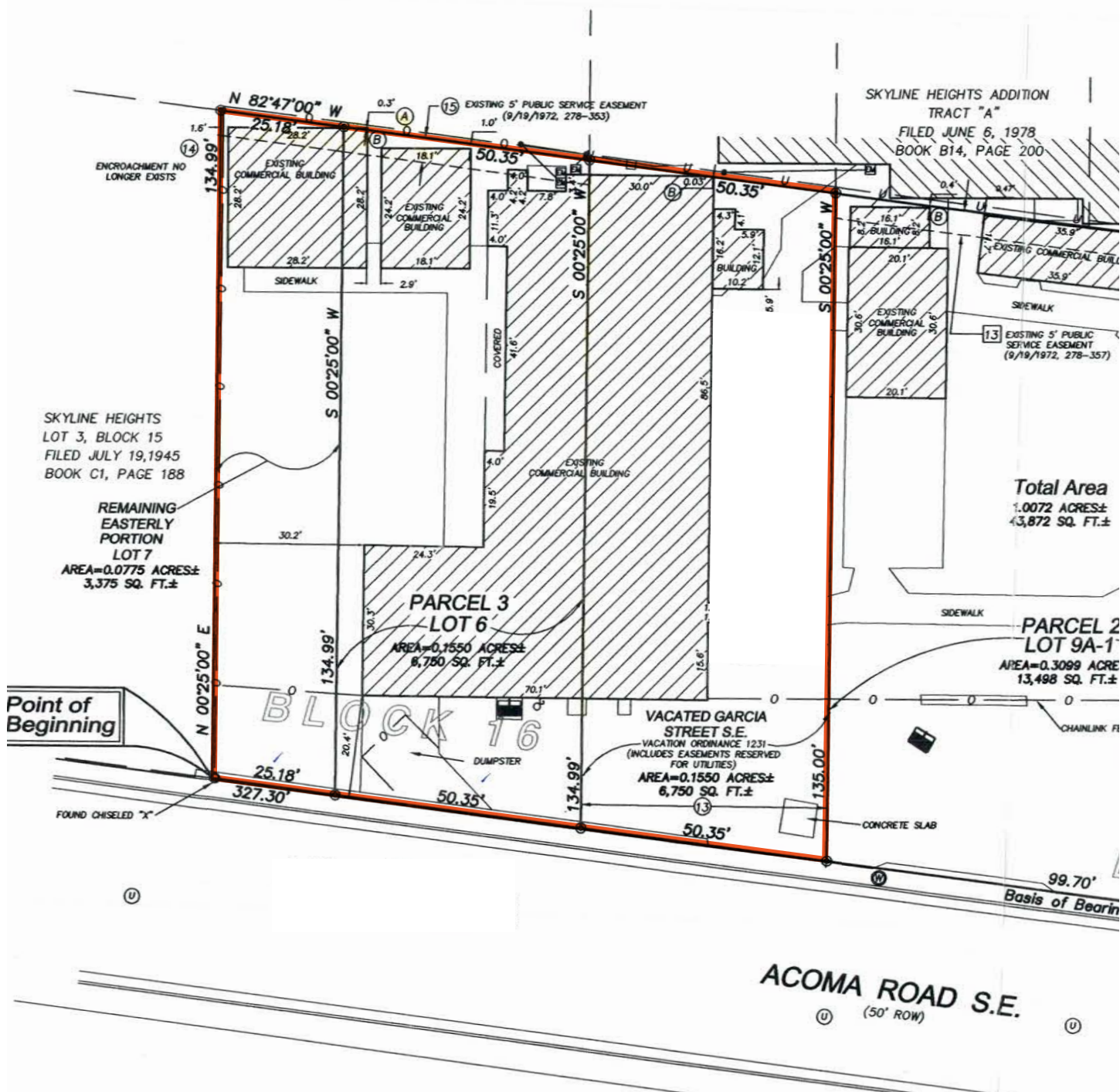
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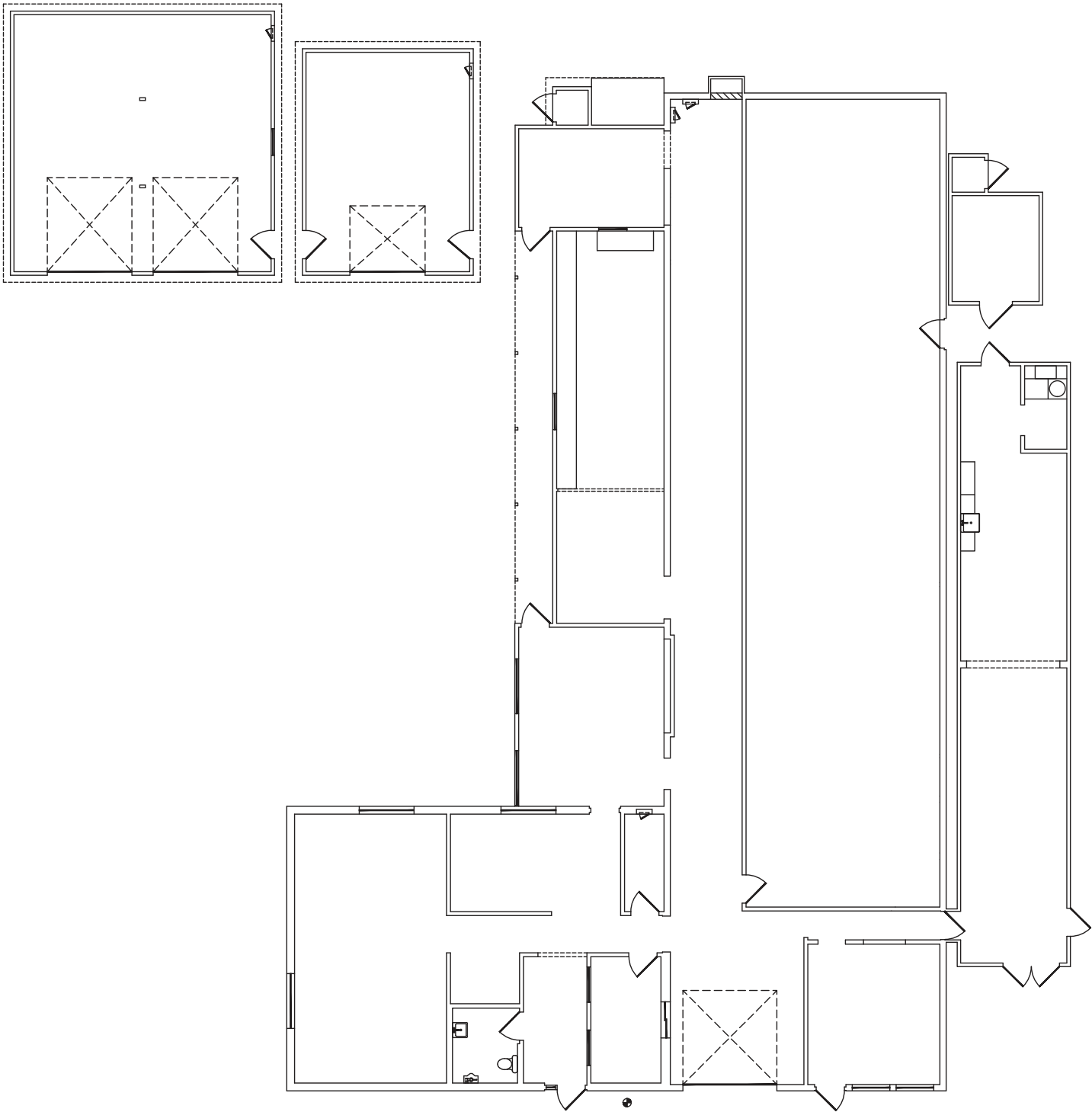
# AERIAL MAP







# Floor Plan



ACOMARDSE

