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COMMERCIAL PROPERTY OFFERING

201 LINCOLN AVENUE · GRANTS, NM

FOR SALE MULTIFAMILY



11-UNIT MULTIFAMILY INVESTMENT · GRANTS, NM

201 Lincoln Avenue

Grants, NM 87020

Property Overview

A well-located 11-unit apartment community in the heart of Grants, New Mexico, offering an investor a renovated, income-producing multifamily asset with room to push rents to market. Built in 1976 on a 0.40-acre (17,380 SF) corner site at Lincoln Avenue and Geis Street, the property underwent a significant renovation program including new plumbing, electrical service, gas lines, water heaters, mini-split HVAC, windows, and full unit interior upgrades — flooring, cabinets, quartz countertops, and appliances. The unit mix is predominantly two-bedroom/one-bath apartments with one one-bedroom unit, served by 20 on-site surface parking spaces (2 spaces/unit). With most leases recently renewed or newly signed, this is a turnkey opportunity for a 1031 buyer or investor seeking a stabilized, low-maintenance asset in a stable secondary New Mexico market.

Highlights

- 11 units — predominantly 2 Bed / 1 Bath, one 1 Bed / 1 Bath
- ±7,590 SF gross building area on a 17,380 SF (0.40 AC) corner lot
- Extensive 2025 renovation: plumbing, electrical, gas lines, water heaters, mini-split HVAC, windows, and unit interiors
- Quartz countertops, wood-look vinyl flooring, and stainless appliances throughout renovated units
- 20 on-site surface parking spaces — 2 spaces per unit
- Individually metered electric; each unit has washer/dryer hookups
- Corner site with frontage on both Lincoln Avenue and Geis Street

OFFERING SUMMARY

SALE PRICE

Contact Listing Agent

Total Units	**11**
Building Size	**±7,590 SF**
Lot Size	**17,380 SF / 0.40 AC**
Year Built	**1976**
Renovated	**2025**
Zoning	**R-1**
Parking	**20 Surface Spaces**
Occupancy	**±90%**
County	**Cibola**



Operating Summary (Seller Proforma)

Gross Scheduled Income	**$135,840**
Less: Vacancy Allowance	**($13,584)**
Other Income	**$590**
Effective Gross Income	**$122,846**
Total Operating Expenses	**($42,785)**
Net Operating Income	**$80,061**

Figures reflect current seller-prepared APOD and rent roll. Buyer to independently verify all income, expenses, and square footage. Contact the listing agent for full financial package and offering price.

Location & Nearby Amenities



Located on Lincoln Avenue within a mile of Grants High School, the Cibola County Public Library, Snap Fitness, Allsups, and Smith's, and about five minutes from Cibola General Hospital, quick-service dining, and NM State Land Office.

Site Plan

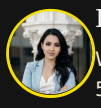


Approximate property lines shown in yellow; corner site fronting Lincoln Avenue with secondary frontage on Geis Street.

Floor Plan



Representative unit floor plan created via CubiCasa app; measurements deemed reliable but not guaranteed.



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The information contained herein has been obtained from sources deemed reliable, including the seller's operating statements, rent roll, and property survey, but has not been independently verified and is not guaranteed. Prospective buyers and their advisors should conduct their own investigation of the property, including but not limited to unit count, square footage, lot size, zoning, income, and expenses. Weichert, Realtors® – Image Commercial makes no representation or warranty as to the accuracy of this information. Equal Housing Opportunity.