

FOR SALE

24-UNIT MULTIFAMILY INVESTMENT OPPORTUNITY

APARTMENT COMPLEX IN THE INTERNATIONAL DISTRICT

7900 BELL AVE SE, ALBUQUERQUE, NM 87108

CB
COLDWELL
BANKER
LEGACY



Pro Forma Value Estimate:
approximately **\$1,900,000** at a **7.5%**
cap rate.

OFFER PRICE:
\$1.1M

AS IS

COLDWELL BANKER | LEGACY

8200 Carmel Ave NE STE 103-A, Albuquerque, NM 87122
505.292.8900

PROPERTY DESCRIPTION

Offered **AS-IS**, this **24-unit multifamily complex** features a **private interior courtyard** and **secured parking**, providing tenants additional privacy and safety—rare for the submarket. The asset is attractively priced at approximately **\$47,000 per unit**, creating strong upside potential for an investor focused on operational improvements and rent growth.

PROPERTY HIGHLIGHTS

24 bedroom complex
1 bedroom, 1 bath
1,020 sqft per unit
24,480 total sq ft
.34 acres

AVA RATH

REALTOR® | Associate Broker
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NIKKI BRONSTROP

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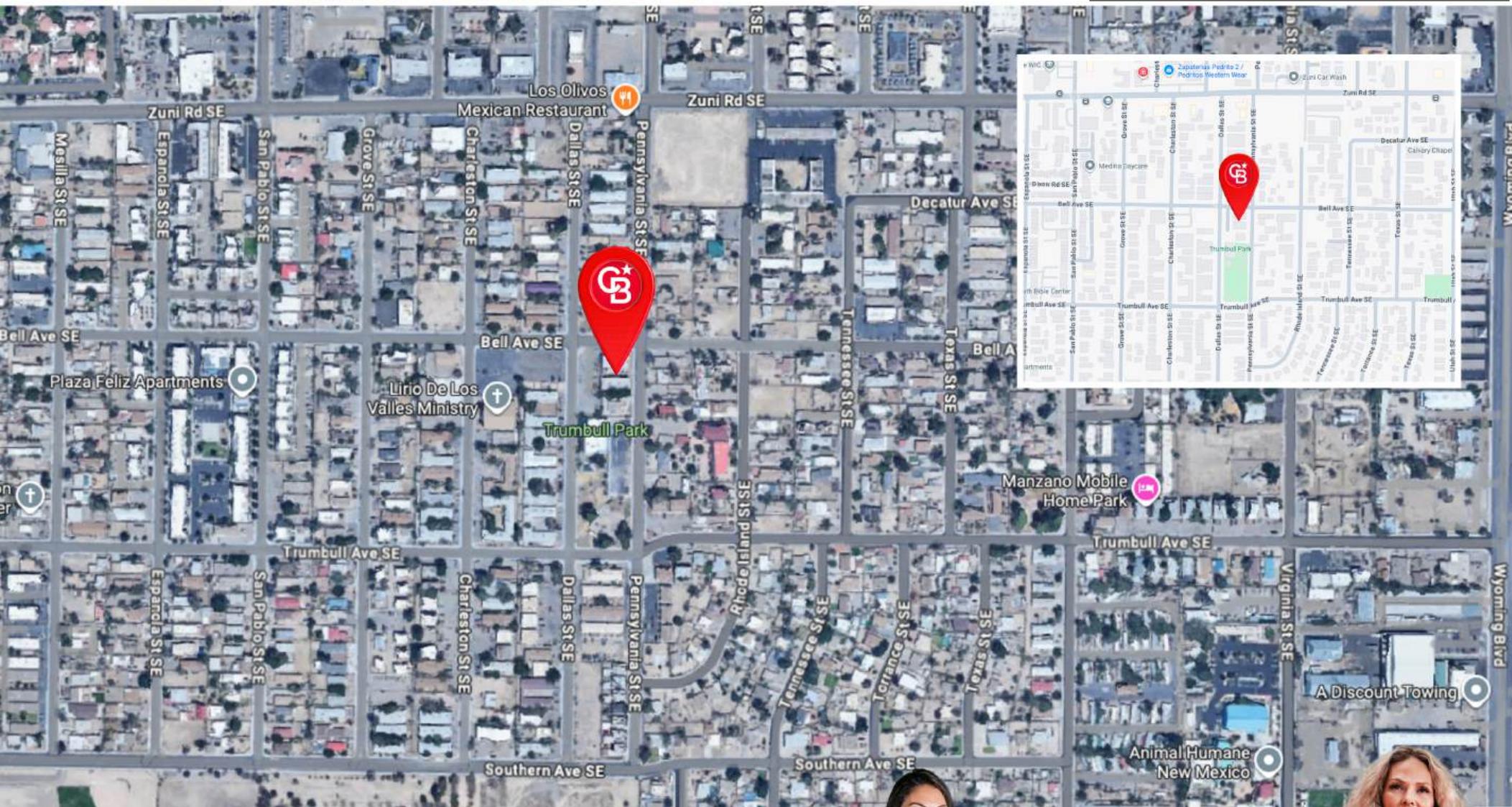
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PHOTOS

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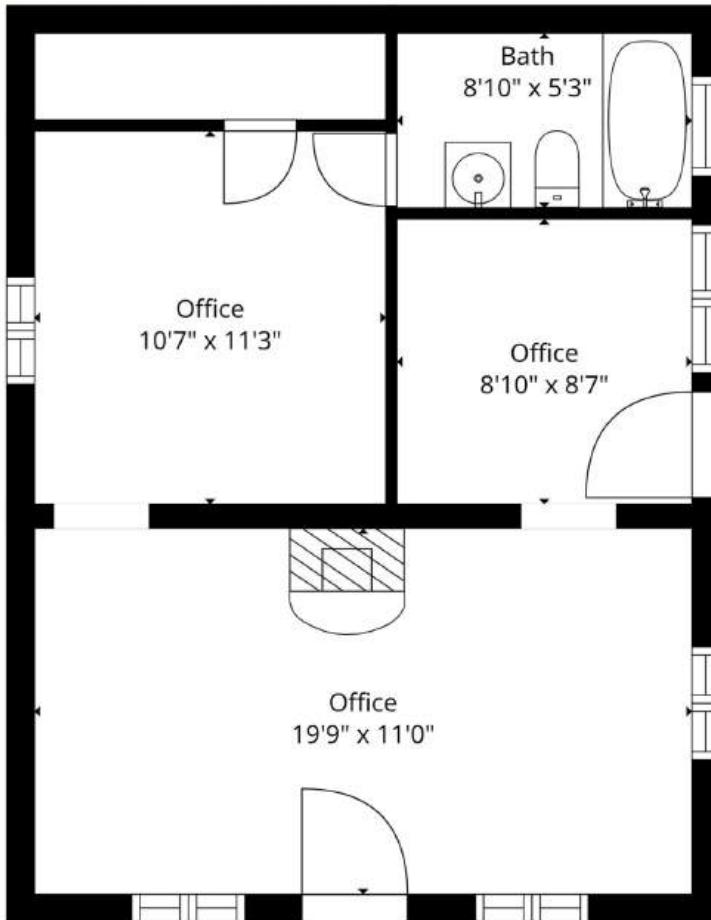
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FLOORPLAN



Total GLA: 589 sq. ft | Total: 589 sq. ft
1st floor: 589 sq. ft

Sizes And Measurements Are Approximate. Actual May Vary.

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