



**COLDWELL  
BANKER  
COMMERCIAL**

Las Colinas



## San Mateo Professional Center

### FOR SALE

2907 San Mateo Blvd NE | Albuquerque, NM | 87110

### Coldwell Banker Commercial

Las Colinas

### April Ager

### Qualified Broker Associate

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## THE PROPERTY

2907 San Mateo Blvd NE | Albuquerque, NM | 87110

## PROPERTY DETAILS

### Key Property Features:

- **Prime Location:** Excellent visibility on San Mateo Blvd NE, with a traffic count of 35,000+ vehicles per day.
- **Ample Parking:** Convenient parking options available in both the front and back of the property.
- **Well-Maintained Building:** Recent updates include a new refrigerated air system (2021), new roof (2017), and updated flooring (2021).

### Key Investment Highlights:

- **Secure Income Stream:** Current tenant in place through May 2026, providing a stable and predictable income stream.
- **NNN Lease Structure:** Triple-net lease ensures the tenant is responsible for all operating expenses, minimizing landlord expenses.
- **Ideal for Owner/User or Investor:** Perfect opportunity for an owner/user to occupy the space or for an investor to benefit from the existing lease agreement.

### Property Details:

- **Office Space:** 3 private offices, conference room, reception area, and break lounge area.
- **Additional Features:** Extra storage facility and on-site parking.
- **Pride of Ownership:** Locally owned and meticulously maintained.

This exceptional investment opportunity offers a combination of security, stability, and potential for long-term growth. Contact us to learn more.

***\*Do not disturb Tenant\****

## PROPERTY SPECIFICATIONS

<b>Property Type:</b>	Office   Free Standing
<b>Building Size:</b>	1,225 SF
<b>Land Size:</b>	+/- 0.1584 acres
<b>Zoning:</b>	MX-L (Low Intensity)

## PRICE

<b>Sale Price:</b>	\$325,000
<b>Price Per SF:</b>	\$285.7/SF

2907 San Mateo Blvd NE

PROPERTY PHOTOS



Office 1



Lounge



Reception Area



Office 2



Office 3



Backyard



