

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

Direct: (505) 269-5771 Aprila@CBCworldwide.com

4801 Lang Ave NE | Albuquerque, NM 87109

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THE PROPERTY

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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

Property Type: Office | Free Standing

Building Size: 1,225 SF

Land Size: +/- 0.1584 acres

Zoning: MX-L (Low Intensity)

PRICE

Sale Price: \$350,000

Price Per SF: \$285.7/SF



2907 San Mateo Blvd NE

PROPERTY PHOTOS



Office 1



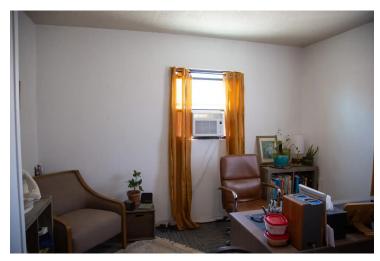
Reception Area



Office 3



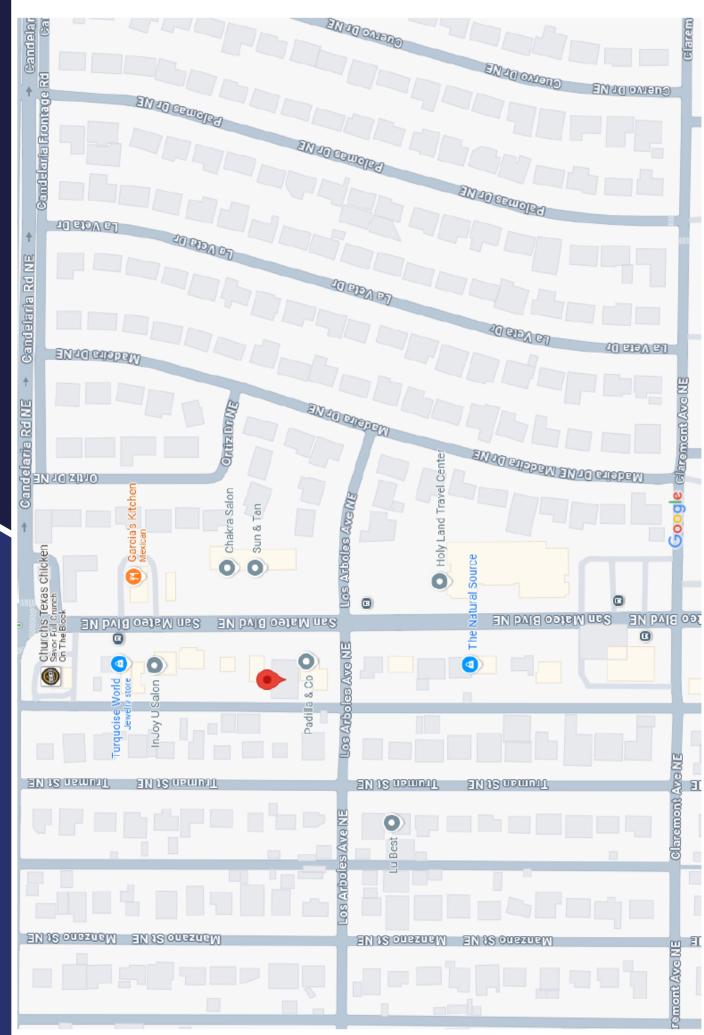
Lounge



Office 2



Backyard



Las Colinas

SAN MATEO BLVD. N.E.