



## 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

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



Lounge



Reception Area



Office 2



Office 3



Backyard





