



BERKSHIRE HATHAWAY
NM COMMERCIAL REAL ESTATE

TURNKEY PROFITABLE BOBA TEA FRANCHISE WITH PRIME FRONTAGE

6125 Montgomery Blvd NE, Suite 2 Albuquerque, NM 87109



FOR SALE



SALE PRICE:
\$90,000

Christian File

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OFFERING MEMORANDUM

The information contained herein was obtained from sources deemed reliable; however, Berkshire Hathaway NM Commercial Real Estate makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.

EXECUTIVE SUMMARY

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TURNKEY PROFITABLE BOBA TEA FRANCHISE WITH PRIME FRONTAGE

- » Prime location in Albuquerque's core commercial district
- » Proven revenue history and infrastructure
- » Absentee ownership offers immediate operational upside
- » Strategic demographic profile with strong household incomes and daytime traffic
- » Potential to align with a leading national brand or operate independently

LOCATION HIGHLIGHTS:

- » Prime Frontage on Montgomery Blvd with over 34k VPD
- » 177' Frontage on Montgomery Blvd
- » Near San Mateo & Montgomery & i-25
- » Property neighbors are Wingstop, Cesars Pizza, Red Lobster & More
- » Shopping Center has a 5.16/1,000 parking ratio.



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OFFERING DETAILS:

ADDRESS:	6125 Montgomery Blvd NE, Suite 2 Albuquerque, NM 87109
SALE PRICE:	\$90,000
3 YEAR AVG. GROSS REVENUE	\$252,383
FURNITURE, FIXTURES & EQUIPMENT VALUE	\$163,759
# OF EMPLOYEES	8 employees
LEASE RATE:	ABSENTEE OWNER BUSINESS
FRONTAGE:	177' of Frontage to 34,025 VPD
POPULATION:	304,179 (5 Miles Radius)
AVERAGE HH INCOME:	\$84,261 (5 Miles Radius)
DAYTIME EMPLOYEES:	216,625 (5 Miles Radius)



PROPERTY PHOTOS

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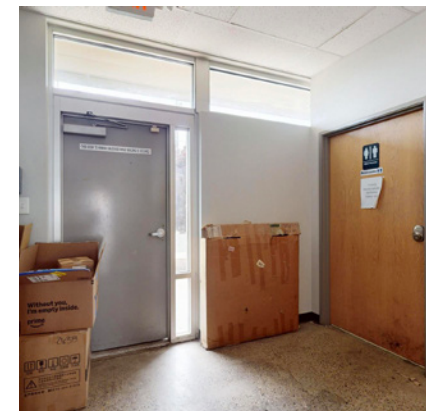
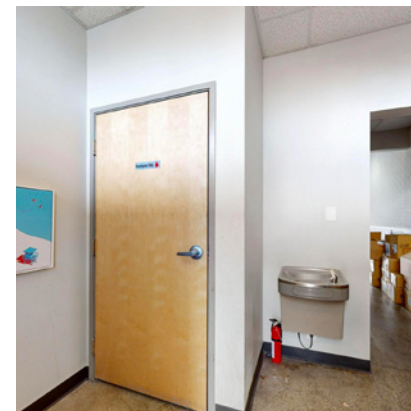
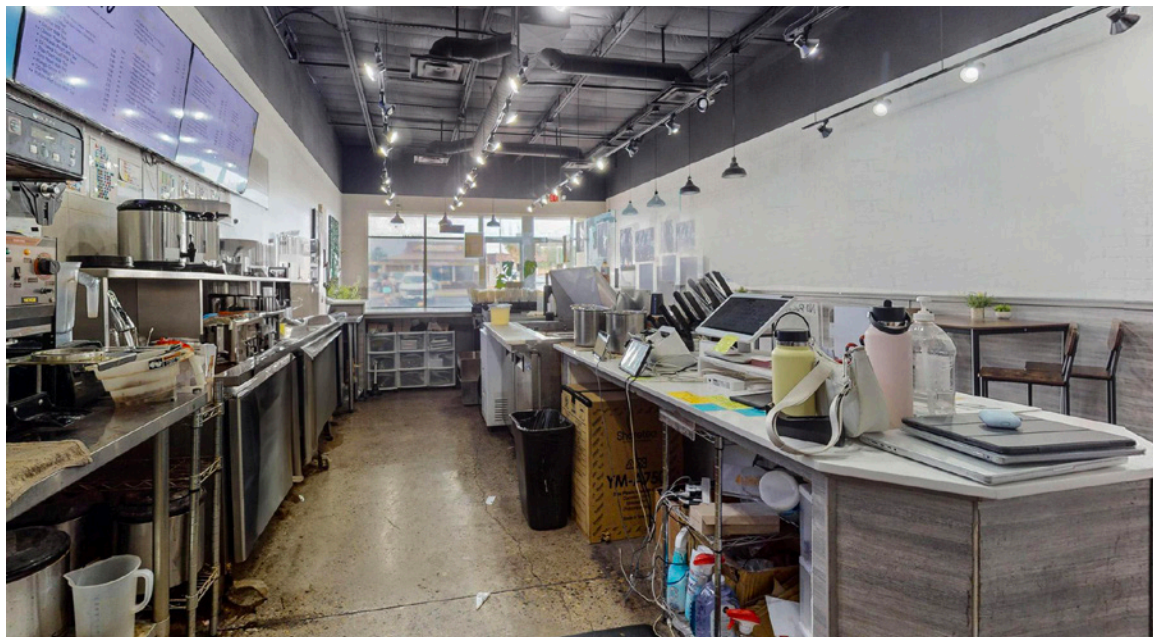
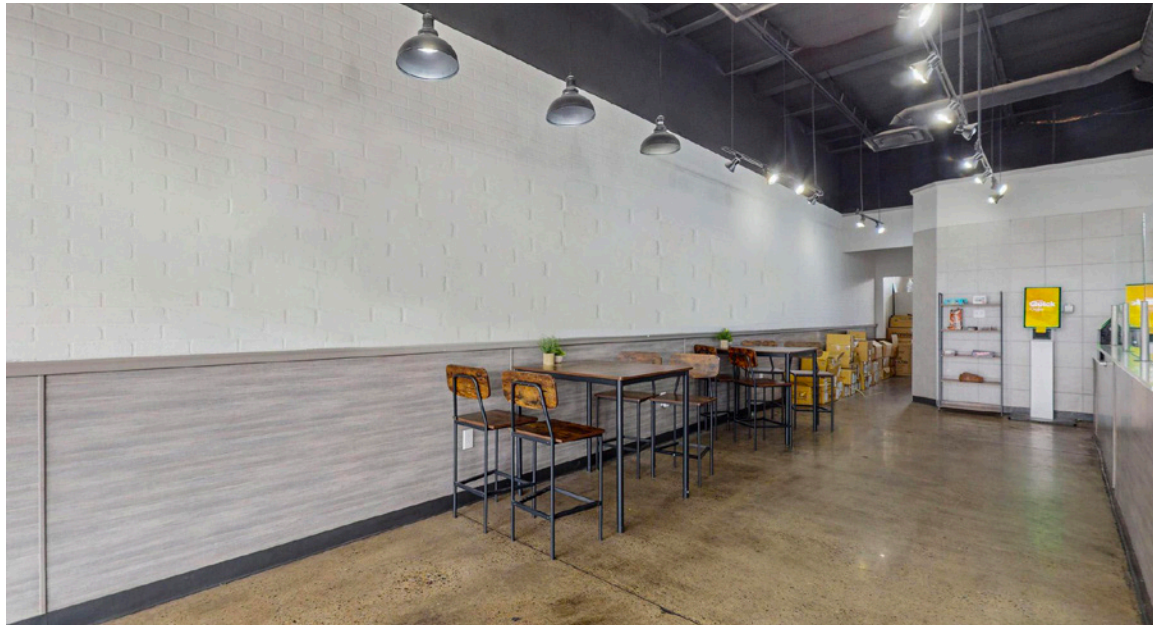


PROPERTY PHOTOS

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LOCATION OVERVIEW

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