

FOR SALE

COMMERCIAL BUILDING | CEDAR CREST

FANTASTIC INVESTMENT OPPORTUNITY ON NM HWY 14



12042 STATE HIGHWAY 14 | CEDAR CREST, NM 87008



PROPERTY HIGHLIGHTS

This versatile East Mountain property features a 2,784 sq ft commercial office building with a fully rented 800 sq ft upstairs studio apartment (1 bed/1 bath), plus two spacious manufactured homes – one 1,508 sq ft and the other 1,474 sq ft, both offering 3 bedrooms and 2 baths. All four units are tenant-occupied and 100% rented, making this a turnkey investment with a strong cap rate. The commercial office space includes approximately 16 private offices, a reception area, two restrooms, kitchen, and a conference/meeting room. High visibility and easy access directly on NM Highway 14 with ample off-street parking. This is a rare multi-use property that offers immediate cash flow in a high-demand rental area.



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



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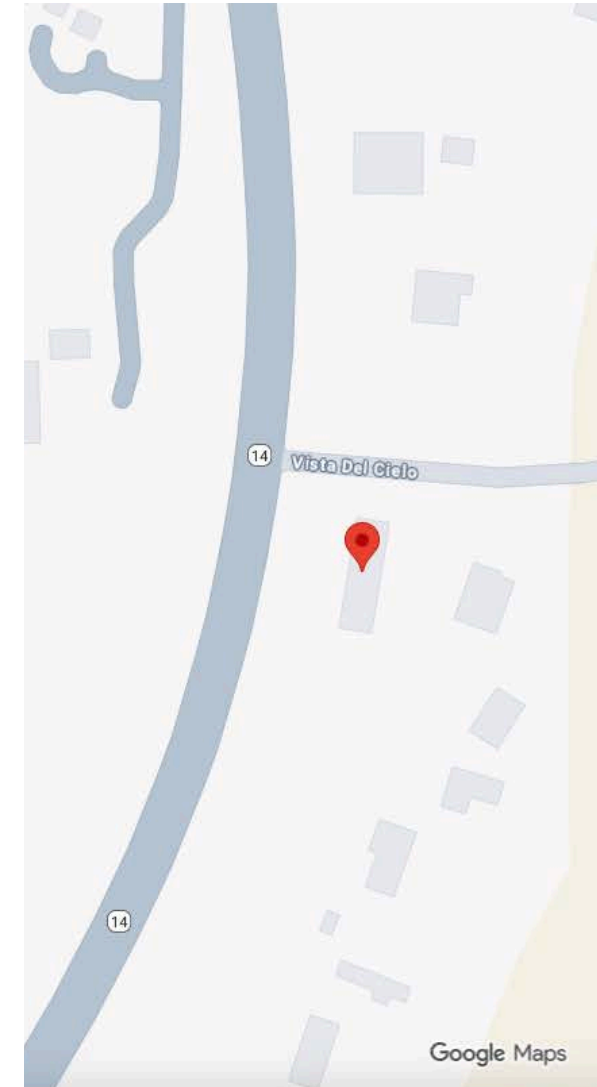
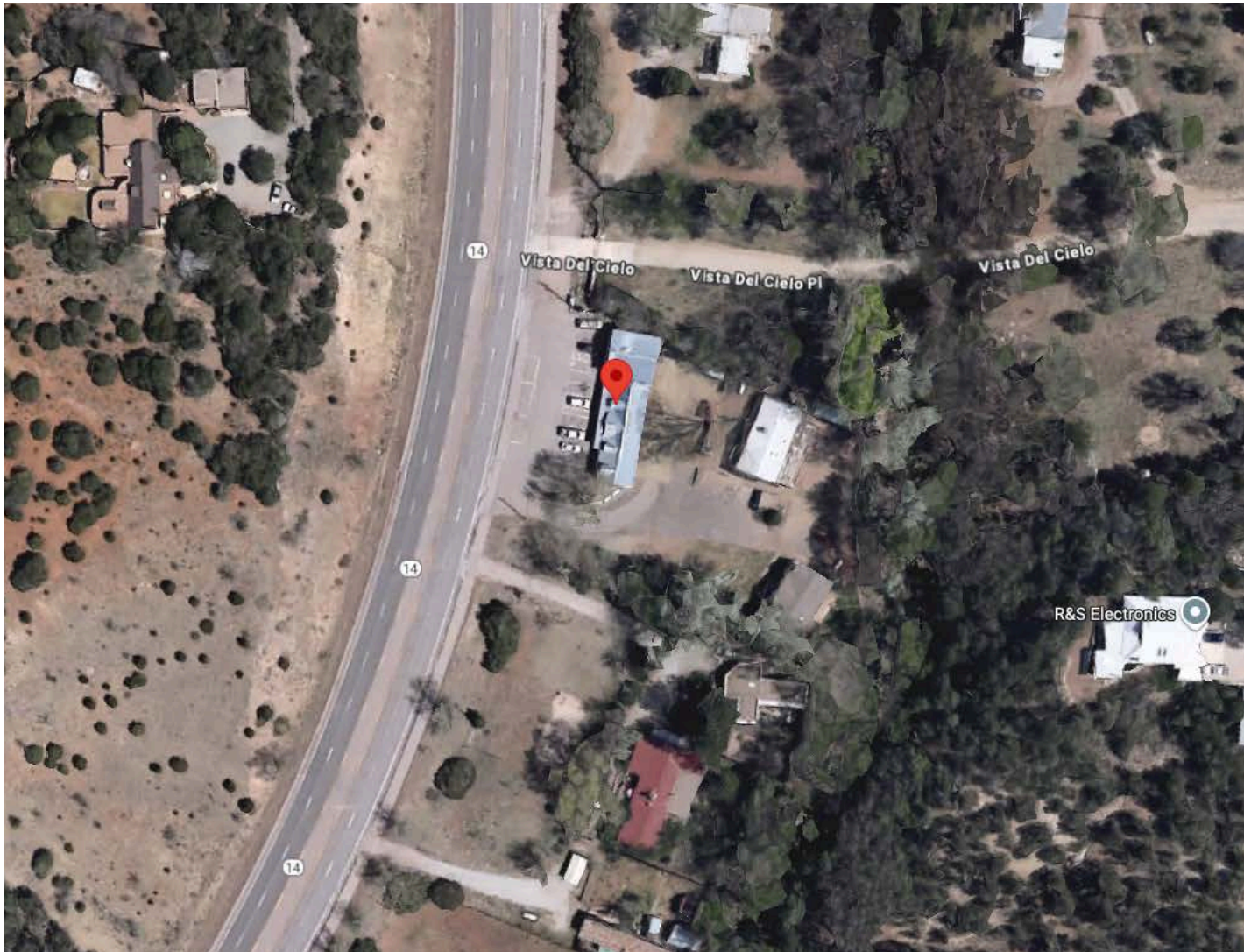
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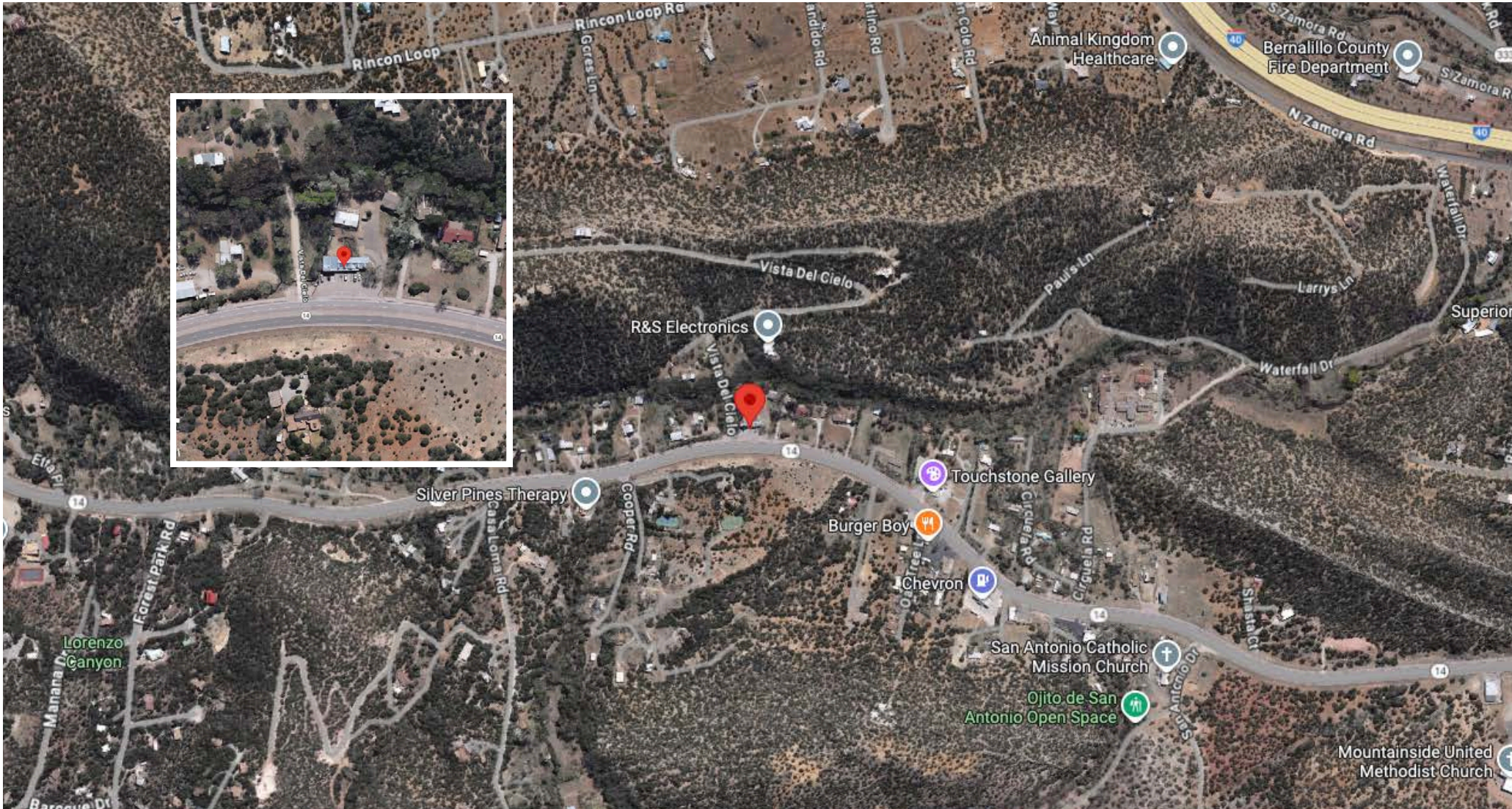
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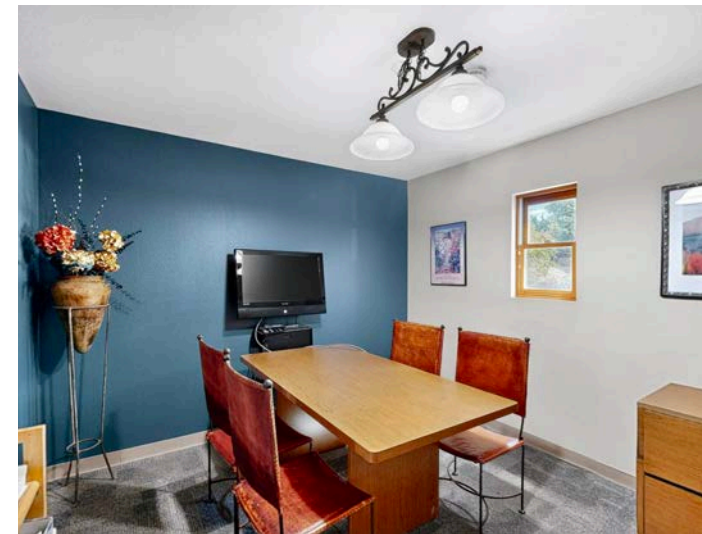
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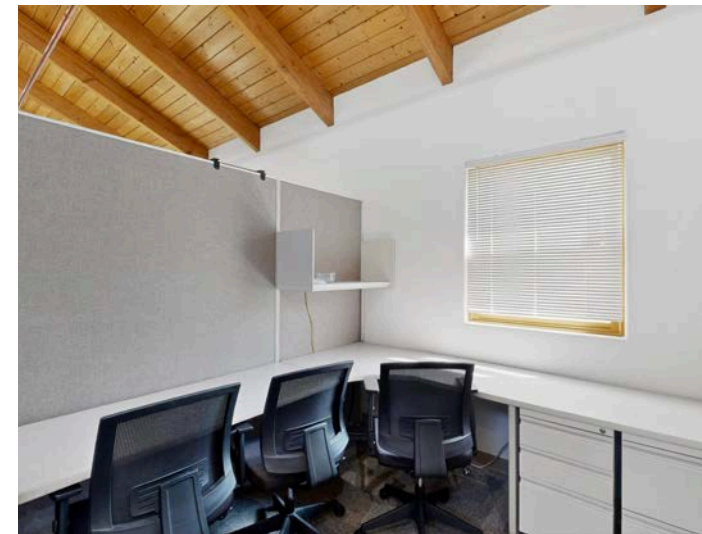
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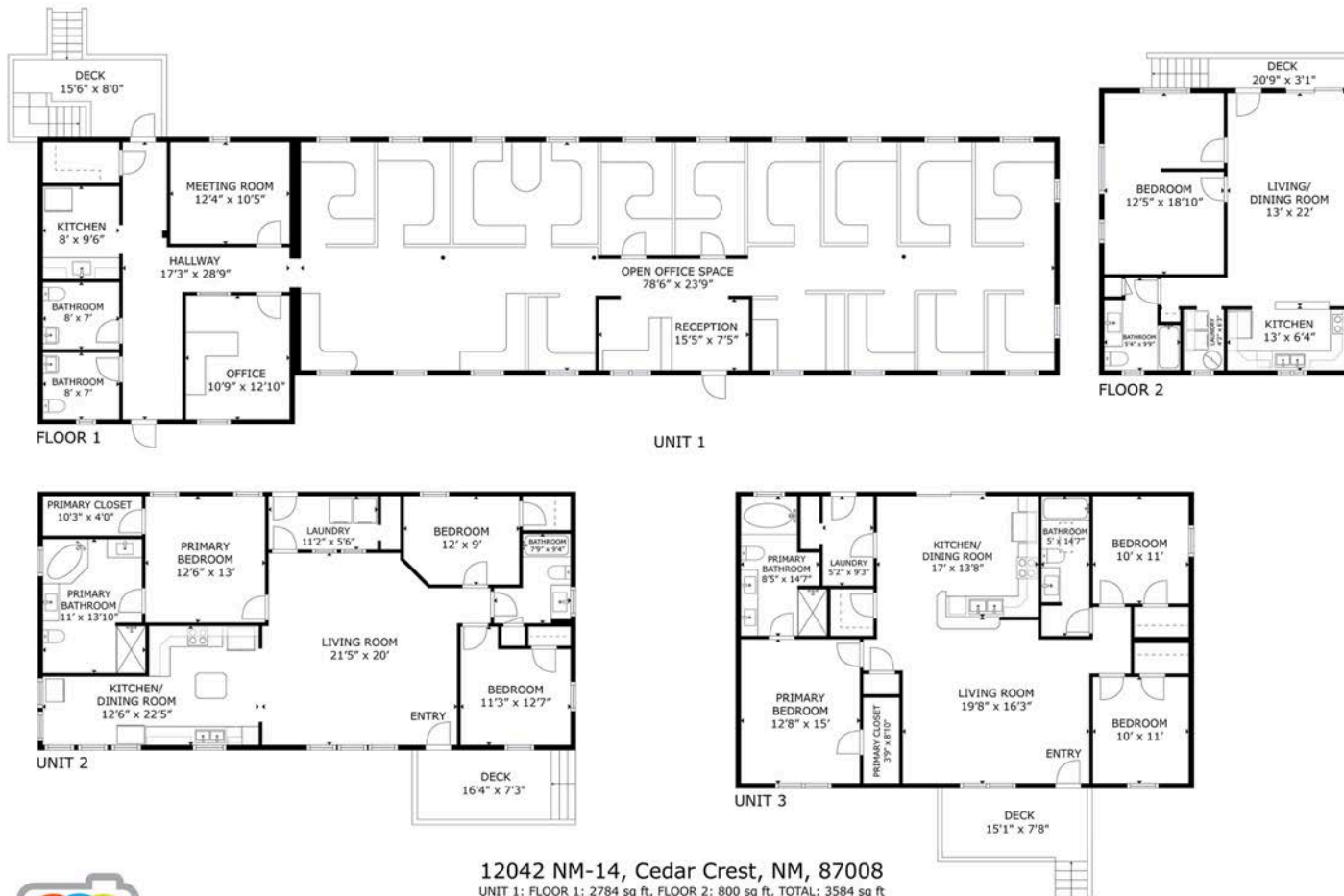
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FLOOR PLAN



12042 NM-14, Cedar Crest, NM, 87008

UNIT 1: FLOOR 1: 2784 sq ft, FLOOR 2: 800 sq ft, TOTAL: 3584 sq ft

UNIT 2: FLOOR 1: 1508 sq ft, TOTAL: 1508 sq ft

UNIT 3: FLOOR 1: 1474 sq ft, TOTAL: 1474 sq ft

EXCLUDED AREAS: DECK: 422 sq ft

TOTAL LIVEABLE AREA (BASED ON EXTERIOR DIMENSIONS): 6566 sq ft

ALL MEASUREMENTS ARE APPROXIMATE. THIS DOCUMENT MAY NOT BE USED TO DETERMINE THE VALUATION OF THE PROPERTY OR ESTIMATE REPAIRS OR IMPROVEMENTS. ALL PARTIES USING THIS DOCUMENT AGREE TO TAKE THEIR OWN MEASUREMENTS IN ORDER TO DETERMINE THE LAYOUT AND SIZE OF THE PROPERTY.



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