

FOR SALE



Free-Standing Retail/Office Condo For Sale in Prestigious Old Town

2011 Mountain Rd NW, Albuquerque, NM 87104



LOCATION

- San Felipe Center Near Rio Grande Blvd in Historic Old Town Albuquerque

AVAILABLE

- 5,183± SF

SALE INFORMATION

- \$1,480,000 (\$285.55/SF)

CAP RATE

- 7.80% (\$115,477 NOI)

FEATURES

- 12.89% of The San Felipe Condo Assn.
- Shared Two-Story Parking Garage
- Bank Vault Within Premises
- Building and Monument Signage
- Close Proximity to the Sawmill District
- Abundant Amenities Nearby
- Large Tourist Destination
- Easy Access to Interstate 40

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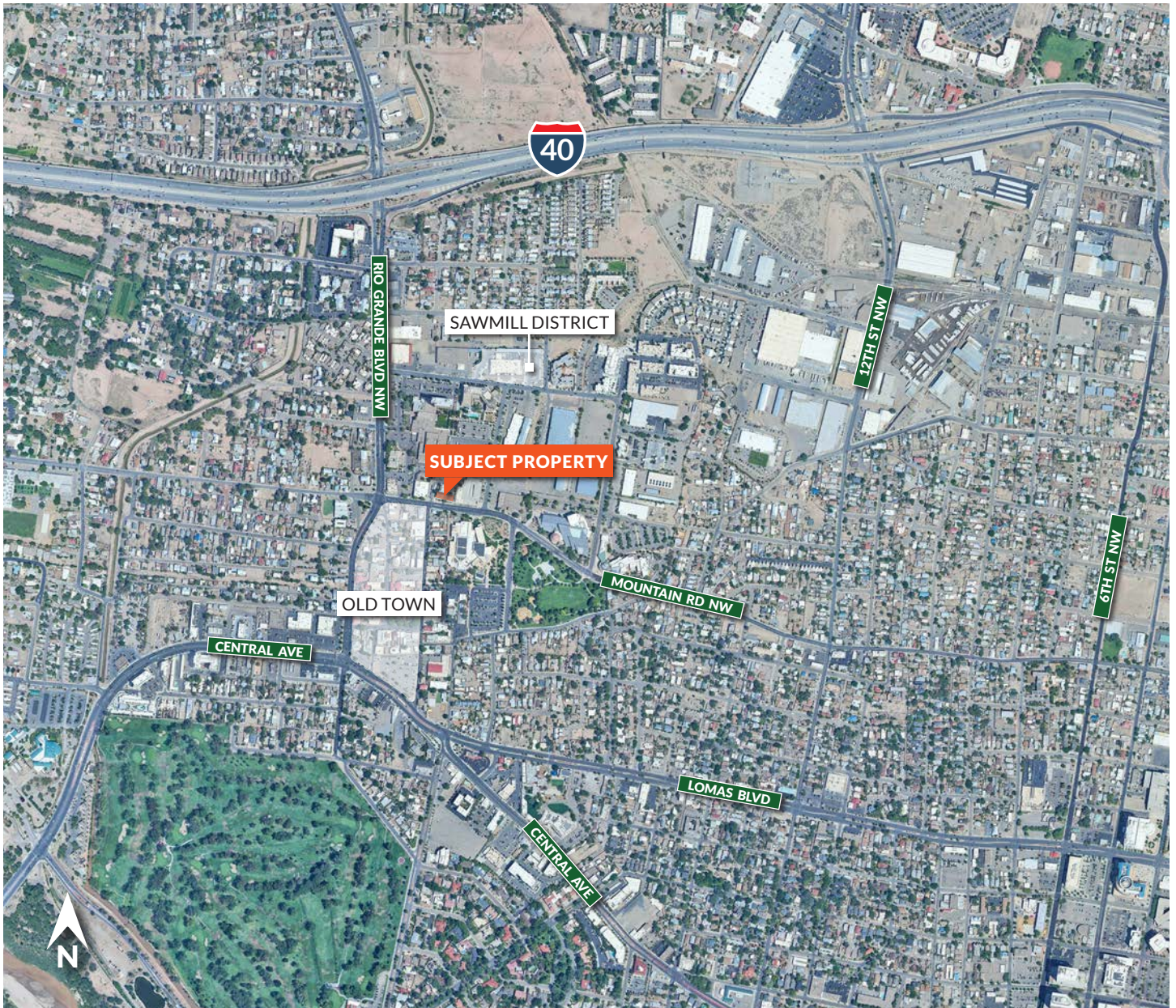
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 **JOHNSON**
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AERIAL MAP



FLOOR PLAN

