



1823 COMMERCIAL SUITE B & C

Albuquerque, NM 87107

BERKSHIRE HATHAWAY
NM COMMERCIAL REAL ESTATE

FOR SALE



**TWO INDUSTRIAL WAREHOUSES
FOR SALE WITH OPTION TO
PURCHASE TURN KEY
CONCRETE COATING BUSINESS**



AVAILABLE SPACE:

Suite B 9,593 SF - Sale

Suite C 5,827 SF - Sale



SALE PRICE:

Suite B 9,593 SF (\$1,244,228)

Suite C 5,827 SF (\$755,767)



BUSINESS INFO:

SALE PRICE: \$1,000,000

AVG EBITDA: \$307,500



SUITE B CASH FLOW:

NOI: \$110,784

CAP RATE: 9%



**13.94% TOTAL RETURN
BUSINESS + PROPERTY
CASH FLOW**

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OFFERING MEMORANDUM

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EXECUTIVE SUMMARY

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PROPERTY DESCRIPTION:

1823 Commercial St NE presents a rare opportunity to acquire a high-performing industrial/flex property offering both stable cash flow and user potential in one of Albuquerque's most accessible industrial corridors. This two-suite asset combines turnkey income with owner-occupant flexibility — ideal for investors, trades, or specialty operators seeking quality space with power, functionality, and growth potential.

Property Highlights:

Total Building Size: ±15,420 SF

Suite B: ±9,593 SF – Currently leased to a stable tenant generating \$110,784 NOI, representing a 9% CAP Rate.

Suite C: ±5,827 SF – Vacant at closing or available for owner-occupancy. Currently improved and operating as a concrete coating business. Perfect for a user-buyer or additional lease-up opportunity.

Power: 3-Phase, 480-Volt electrical capacity
Zoning: Industrial / Commercial Flex (verify with city)

Accessibility: Centrally located with convenient access to I-25, I-40, and the North I-25 industrial submarket

Parking & Yard: Ample on-site parking and functional loading/yard areas

Investment Overview:

Cap Rate (Suite B): 9.0% NOI: \$110,784

Suite C: Vacant or available for business use — ideal for trades, coatings, fabrication, or flex industrial tenants

Optional Business Purchase: The existing eco-friendly concrete coating business currently operating in Suite C may be acquired separately — offering synergistic owner-user potential and immediate operational continuity.



BUSINESS SUMMARY

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TOTAL RETURN BUSINESS INCOME + REAL ESTATE CASHFLOW 13.94% OWNER FINANCING OFFERED

The featured coating company is a rapidly growing specialty surfacing company transforming residential and commercial properties with eco-friendly, non-slip, and temperature controlled coating surfaces. The company's proprietary system uses recycled rubber from Canadian tires to resurface cracked, deteriorating, or aging concrete and asphalt without demolition — providing a durable, attractive, and sustainable alternative to traditional concrete replacement.

Founded on innovation, sustainability, and craftsmanship, built a strong reputation across New Mexico for quality, safety, and environmental responsibility. With increasing market awareness and year-over-year growth, this turnkey operation presents a rare opportunity to acquire a high-margin business positioned at the intersection of green technology and construction services.

YEAR	Revenue	Net Income	Adj. EBITDA	Notes
2023	\$1,046,120	-\$58,391	≈ Break-even	Ramp-up year
2024	\$2,009,088	\$281,640	≈ \$338,000	Breakout growth
2025	\$1.48M	\$235,000	≈ \$277,000	Stable est. performance

Eco-Conscious Product Line:

Manufactured from recycled rubber tires sourced from Canada.

Each project diverts hundreds of tires from landfills.

Proven, Scalable Model: ½-inch rubber overlay system adheres directly to existing surfaces. No demolition or disposal required — typically completed in 1 -2 days.

Superior Performance: Non-slip, shock-absorbing, and up to 30–40°F cooler than concrete. Ideal for high-traffic and pool areas — safer and more comfortable underfoot. Backed by a 6-year transferable warranty against cracking or delamination.

Aesthetic Flexibility: Over 30 customizable colors available. Personalized design consultations to match home exteriors, stucco, or landscaping.

Broad Application Range:

Residential: Driveways, patios, pool decks, walkways.

Commercial: Entryways, courtyards, recreational spaces, and public areas.

Customer-Centered Service: White-glove consultation, design, and installation process. Local brand reputation built on professionalism and quality craftsmanship.

The sale includes all the necessary equipment and systems for seamless operations: Vehicles & Trailers Machinery & Tools Inventory (Estimated Value: \$100,000+) Office, Marketing & Technology CRM database and customer records, Supplier agreements and distributor relationships

EXECUTIVE SUMMARY (Continued)

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PORTFOLIO OVERVIEW

ADDRESS:	1823 Commercial St NE Albuquerque, NM 87102
PRICE:	AVAILABLE SPACE Suite B 9,593 SF - Sale Suite C 5,827 SF - Sale SALE PRICE: Suite B 9,593 SF (\$1,244,228) (+- \$129/SF) Suite C 5,827 SF (\$755,767) (+- \$129/SF)

BUILDING SF:	28,477
5 MILE POPULATION:	256,247
5 MILE AVERAGE HOUSEHOLD INCOME:	\$110,168
TRAFFIC COUNT:	10,000 Broadway and McKnight
KEY HIGHLIGHTS:	• Excellent Access to Major Interstates • Shared Yard & Parking Space: 26,114 SF • Ceiling Height: 16' Clear • Electrical: 3-Phase, 480 Volt • Loading: Dock-High & Box Truck Access • Roll-Up Doors: 10'x12' in Each Suite • 5-Mile Population: 256,247 Avg HH Income: \$110,168 • Traffic Count: 10,000 VPD at Broadway & McKnight



Suite	Size (SF)	Status	Use Option	
B	9,593	Occupied	Sale	Generates \$9,232/month plus NNNs in rental income.
C	5,827	Occupied	Sale	Owner Occupied

SUITE B

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SUITE C

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SURVEY

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LOCATION OVERVIEW

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AREA OVERVIEW

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ALBUQUERQUE

Albuquerque stands out as a beacon of economic diversity and resilience, showcasing a multifaceted market that has weathered various economic challenges. The city's strategic location and commitment to fostering a diverse business environment have resulted in a robust economy. With a mix of industries such as technology, healthcare, aerospace, and tourism, Albuquerque has built a resilient foundation that can withstand economic fluctuations. This diversity not only attracts a wide range of businesses but also ensures a stable job market for residents.

Albuquerque has evolved into a thriving innovation hub, particularly in the technology sector. The city's emphasis on research and development, coupled with a collaborative ecosystem, has attracted cutting-edge companies and startups. This surge in technological advancements has not only led to job creation but also positioned Albuquerque as a key player in emerging technologies. The city's commitment to fostering a culture of innovation contributes significantly to its positive market outlook, as it continues to draw attention from investors and talent in the tech industry.

Albuquerque's allure extends beyond its economic prowess, encompassing a high quality of life and affordable living. The city offers a diverse range of housing options at attractive price points, making it an ideal destination for both residents and businesses. With a backdrop of stunning natural landscapes, cultural events, and recreational opportunities, Albuquerque provides a desirable living environment. The combination of affordability and quality of life positions the city as an appealing choice for individuals seeking a balanced and fulfilling lifestyle.

