

**For
Sale**



Cedar Crest Office Building

OWNER/USER OPPORTUNITY WITH PASSIVE INCOME



\$497,736 (\$93.00/SF)
±5,352 SF on ±0.59 Acres

12126 NM Hwy 14 | Cedar Crest, NM 87008

Micah Gray CCIM
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NASunVista] **Got Space™**

Opening the Door to Commercial Real Estate Excellence

For Sale

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PROPERTY

AVAILABLE

Building: ±5,352 SF
Land: ±0.59 Acres

SALE PRICE

\$497,736 (\$93.00/SF)

BUILDING FINANCIALS

Rent Gross Income: \$31,620
Operating Expenses: \$14,088
NOI: \$17,532

HIGHLIGHTS

- Four existing tenants
- Good visibility
- Monument signage
- Additional parking
- 15 minutes to Albuquerque

AVAILABLE SUITE

- Located on upper level
- 6 offices
- Break room
- Reception area
- Natural light
- Private restroom

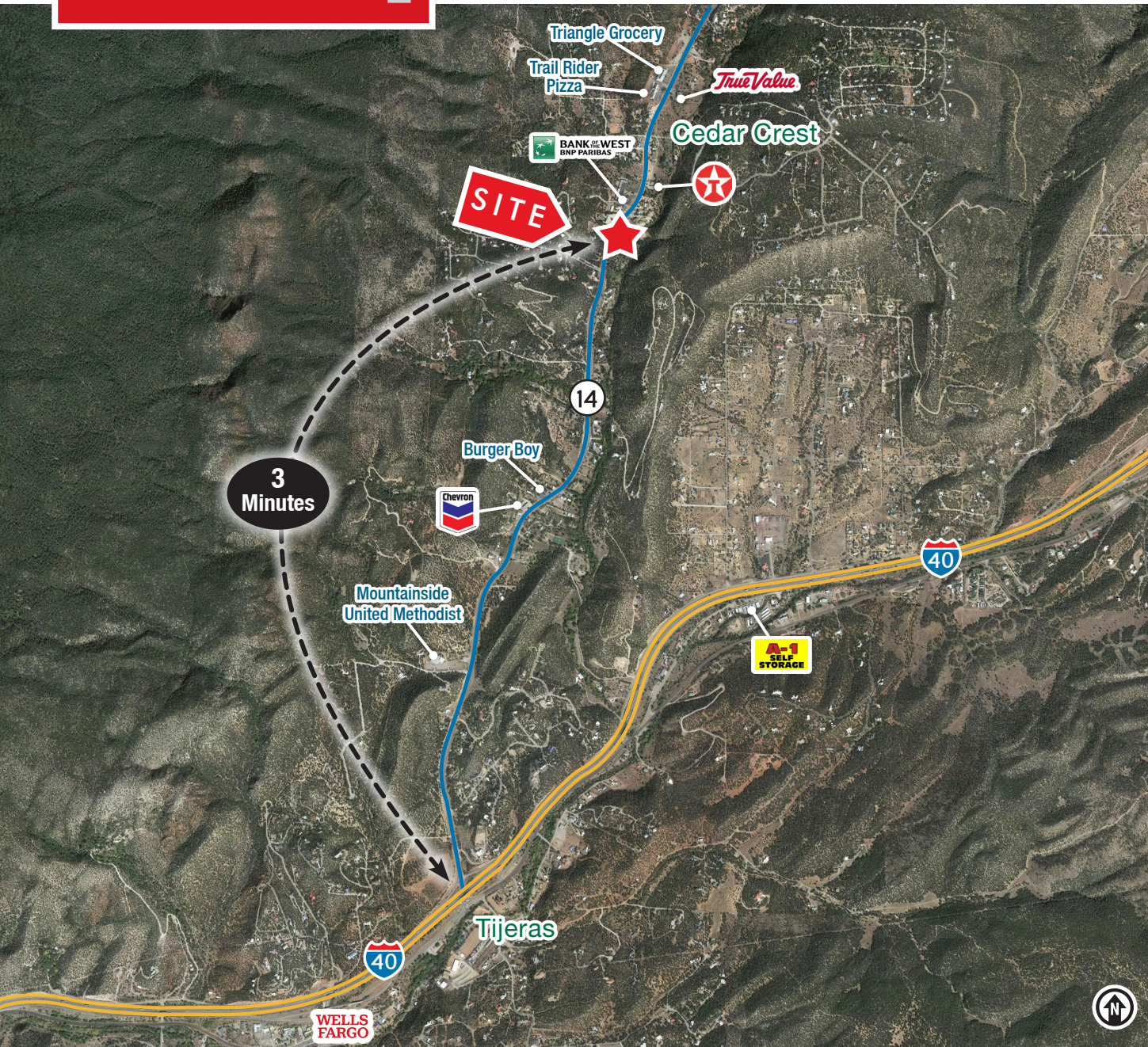
ZONING

- A-2



For Sale

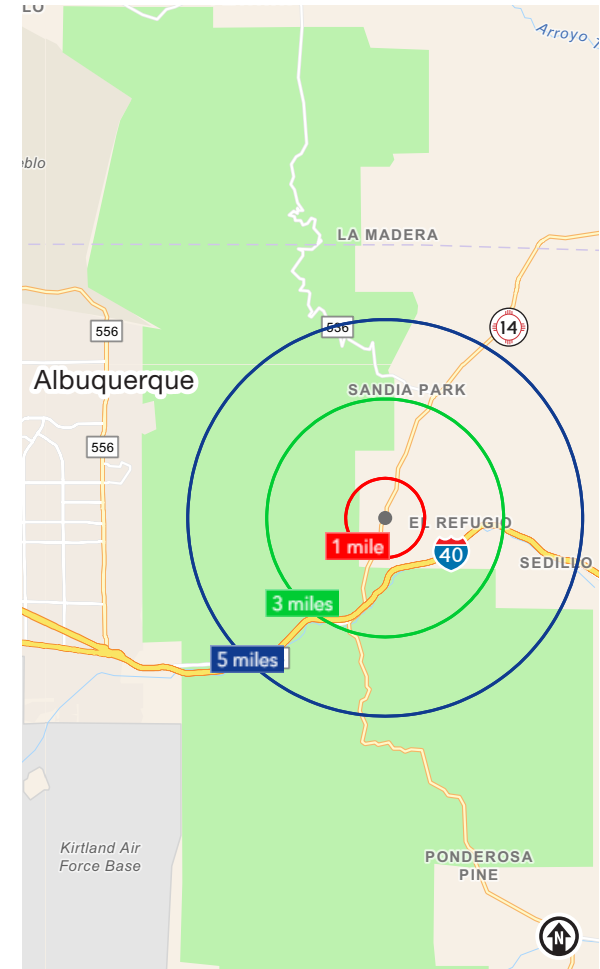
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LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	1,047	4,563	8,500
Average HH Income	\$148,985	\$140,225	\$140,338
Daytime Employment	380	1,058	1,502

2025 Forecasted by Esri



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