FOR SALE - TWO FREESTANDING BUILDINGS ON ONE PARCEL

2506 WASHINGTON ST. NE & 4415 PROSPECT AVE. NE - ALBUQUERQUE, NM 87110

OFFERED AT: $2,250,000 ($152/SF)



EPIC REAL ESTATE

4811A Hardware Drive NE Suite 5 | Albuquerque, NM 87109
www.300epic.com | 505-300-EPIC (3742)

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PROPERTY DETAILS

AVAILABLE/FOR SALE

- Offered at $2,250,000 ($155/SF)

HIGHLIGHTS:

- Excellent northeast location near Menaul and Washington
- Income Producing (100% leased but space can be made available)
- $162,000 existing NOI (or 6,700 SF available with $70K NOI)
- Building 1: 10,646 SF (3,800 SF office and 6,846 SF warehouse
- Building 2: 4,086 SF (800 SF office and 3,286 SF warehouse
- 3 phase power recently upgraded (300kVA transformer)
- 3 docks doors (one 10′ and two 8′ doors
- Gated and paved yard space
- Owner financing considered
- Easy access to I-40 and I-25
- Up to 18′ ceilings

ZONING

NR-C



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DEMOGRAPHICS, INCOME & CONSUMER SPENDING



POPULATION	1-Mile	3-Mile	5-Mile
Total Daytime Population	17,718	168,554	399,211
Population	13,007	113,304	282,756
Number of Households	6,183	54,305	131,106

INCOME	1-Mile	3-Mile	5-Mile
Average Household Income	$86,728	$79,987	$84,048
Median Household Income	$64,538	$58,088	$61,552
Per Capita Income	$41,504	$38,355	$39,108

CONSUMER SPENDING	1-Mile	3-Mile	5-Mile
Food Away from Home: Total $	$18,868,394	$157,357,749	$396,165,548
Food at Home: Total $	$35,885,143	$291,067,151	$732,632,756
Entertainment/Recreation: Total $	$19,506,612	$154,858,158	$392,687,990
HH Furnishings & Equipment: Total $	$13,667,628	$109,440,589	$277,477,975
Apparel & Services: Total $	$11,457,525	$95,507,376	$239,520,003

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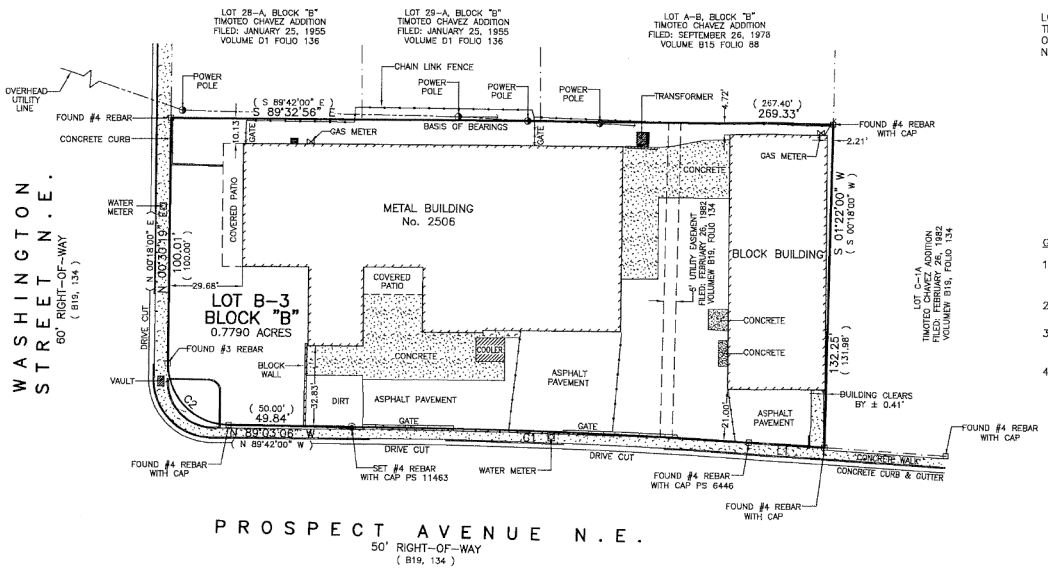
SITE PLAN/SURVEY

RETRACEMENT SURVEY
OF
LOT B-3, BLOCK "B"
TIMOTEO CHAVEZ ADDITION
WITHIN
SECTION 11, T. 10 N., R. 3 E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MAY 2021



LEGAL DESCRIPTION:

LOT LETTERED "B-3" OF THE REPLAT OF LOTS "B" AND "C" IN BLOCK LETTERED "B" OF THE TIMOTEO CHAVEZ ADDITION, ALBUQUERQUE, NEW MEXICO AS THE SAME IS SHOWN AND DESIGNATED ON THE REPLAT THEREOF FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON FEBRUARY 26, 1982.

GENERAL NOTES:

1: OWNER OF RECORD PER FIDELITY NATIONAL TITLE INSURANCE COMPANY TITLE BINDER DATED: APRIL 14, 2021 IS MILAN NABEGHI AND PETBEN INVESTMENTS LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
2: LEGAL DESCRIPTION AND EASEMENTS SHOWN WERE PROVIDED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT No. SP000106512
3: PLATS USED TO ESTABLISH BOUNDARY.
A: REPLAT OF LOTS B AND C-A IN BLOCK B TIMOTEO CHAVEZ ADDITION FILED: FEBRUARY 26, 1982 IN VOLUME B19, FOLIO 134
4: FIELD WORK PERFORMED ON: MAY 2021

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 85°59'50" W	31.12'
	(N 86°07'35" W)	(31.09')

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	2589.65'	161.52'	161.49'	N 87°47'04" W	3°34'25"
	(2589.65')	(161.52')	(161.49')	(N 87°54'47" W)	(3°34'25")
C2	25.00'	39.15'	35.27'	N 44°40'12" W	89°43'57"
	(25.00')	(39.27')	(35.36')	(N 44°42'00" W)	(90°00'00")

30' 15' 0 30'
SCALE: 1" = 30'

SURVEYOR'S CERTIFICATE:
State of New Mexico) S.S.
County of Bernalillo)

I, Anthony L. Harris, a Professional Surveyor, licensed under the laws of the State of New Mexico, do hereby certify that I have surveyed the above described property and I am responsible for said survey and that the plat hereon drawn is a true and correct representation of said survey, to the best of my knowledge and belief, and meets the minimum standards for land surveys in the State of New Mexico; that the bearings and distances shown hereon are based on the Plat or Deed of Record, unless otherwise indicated herein; that it shows all easements shown on the plat of record; that there are no encroachments from the said property onto adjoining properties onto said property, unless shown hereon and that it shows the location of all permanent improvements pertinent to the said survey.

Given under my hand and seal at Albuquerque, New Mexico, this 17th day of MAY 2021

ANTHONY L. HARRIS STATE OF NEW MEXICO #11463 REGISTERED PROFESSIONAL LAND SURVEYOR

Anthony L. Harris, N.M.P.S.#11463 HARRIS SURVEYING, INC.
1308 Cielo Vista Del Sur, NW • Corrales, New Mexico 87048
Telephone (505) 250-2273 •

21-0360.DWG

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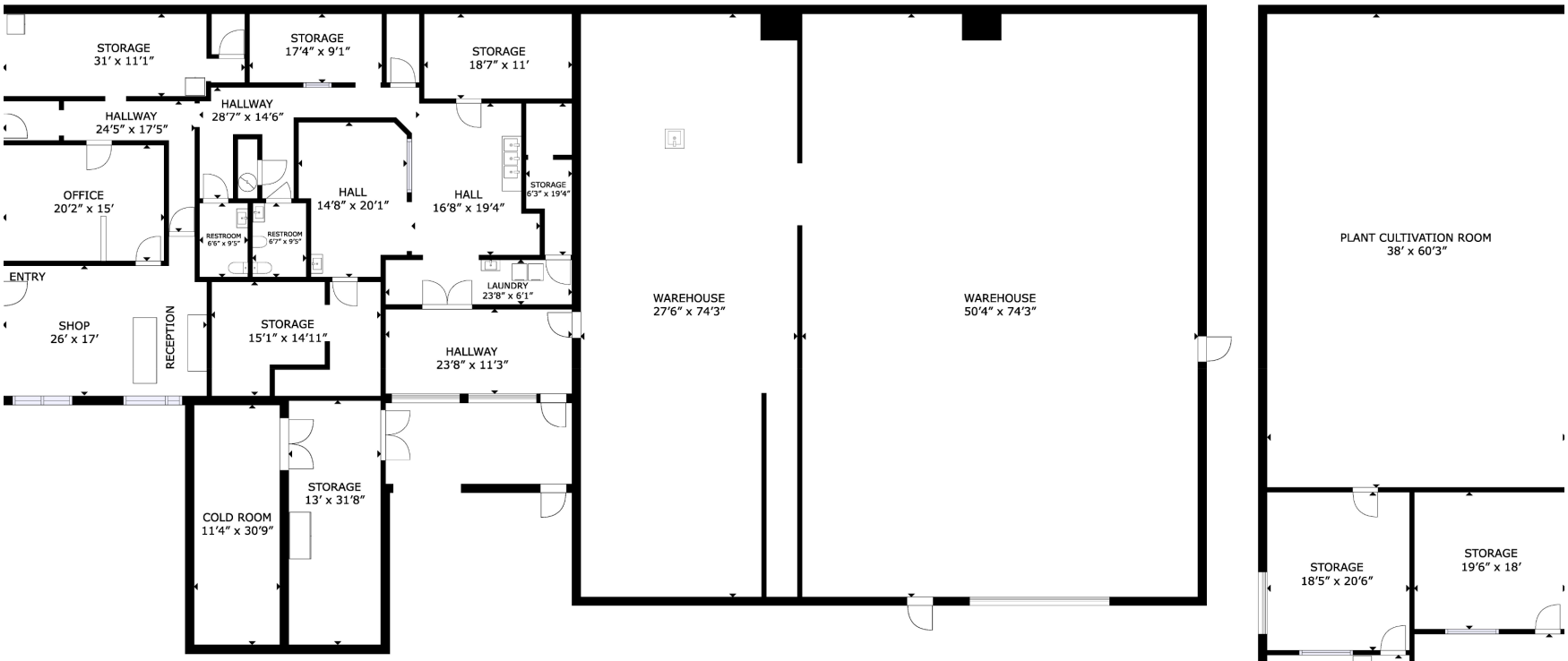
FLOOR PLAN



2506 Washington St NE, Albuquerque, NM, 87110

4415 PROSPECT: 4086 sq ft
2506 WASHIGTON: 10646 sq ft
TOTAL LIVEABLE AREA (BASED ON EXTERIOR DIMENSIONS): 14732 sq ft

ALL MEASUREMEMENTS 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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