FOR SALE | $350,000

5101 Headingly Ave NE | Albuquerque, NM 87110

PROPERTY FETURES

- High-visibility self-serve car wash in Albuquerque's Northeast Heights
- Positioned near San Mateo Blvd & Candelaria Rd with strong daily vehicle counts
- 6 wash bays with credit-card readers
- 5 commercial 3X motor vacuums
- Dual bill changers, 6 vending machines
- 5-cycle and 7-cycle wash systems
- Back-up air compressor
- Large on-site office
- Full security and camera system
- Surrounded by retail, dense residential neighborhoods, and community parks
- Established Google Business profile with 200+ reviews



Chris Venegas
(505)234-5820
Chrisvenegasnm@gmail.com

Lexi Aragon
(505)225-0248
agentlexi007@gmail.com

THE VENEGAS GROUP kw KELLERWILLIAMS

FOR SALE | $350,000

5101 Headingly Ave NE | Albuquerque, NM 87110



LOCATION

- Located in a high desity resedentail hub with signifigant vehicle trafic.
- Over 50,000 estimated vehicles per day between two major roads.
- Zip code population over 38,000.
- Zip code median hosehold income of $64,892.
- Albuquerque estimated population of 560,326.
- Retail Epicenter: Surrounded by national brands and local anchors.
- NE Heights Hub: Centralized location in ABQ's most established trade area.

Chris Venegas
(505)234-5820
Chrisvenegasnm@gmail.com

Lexi Aragon
(505)225-0248
agentlexi007@gmail.com

THE VENEGAS GROUP kw KELLERWILLIAMS

FOR SALE | $350,000

5101 Headingly Ave NE | Albuquerque, NM 87110

FINANCIAL INFO

- **Aprox $100,000 income ($50,000 CC & $50,000 Cash)**
- **Annuall Expences = $28,060**
- **%20 CAP Rate**

BREAKDOWN

Monthly Expences | Total: $1,375

- Ring Monthly = $20 Annually = $240
- Alarm Monthly = $57 Annually = $683
- H20 Monthly = $450 Annually = $5,400
- Power Monthly = $350 Annually = $4,200
- Chemical Monthly = $300 Annually = $3,600
- Trash Monthly = $30 Annually = $360
- Wifi Monthly = $168 Annually = $2,016

Annual Expenses | Total: $16,499

- City Alarm Bill Annually = $50
- Insurance Annually = $4,600
- Back Flow Test Annually = $200
- Sand Trap Pump Annually = $1,000
- Kleen-Rite [Supplies, etc] Annually = $3,000
- PropertyTax Annually = $2,711

Chris Venegas
(505)234-5820
Chrisvenegasnm@gmail.com

Lexi Aragon
(505)225-0248
agentlexi007@gmail.com

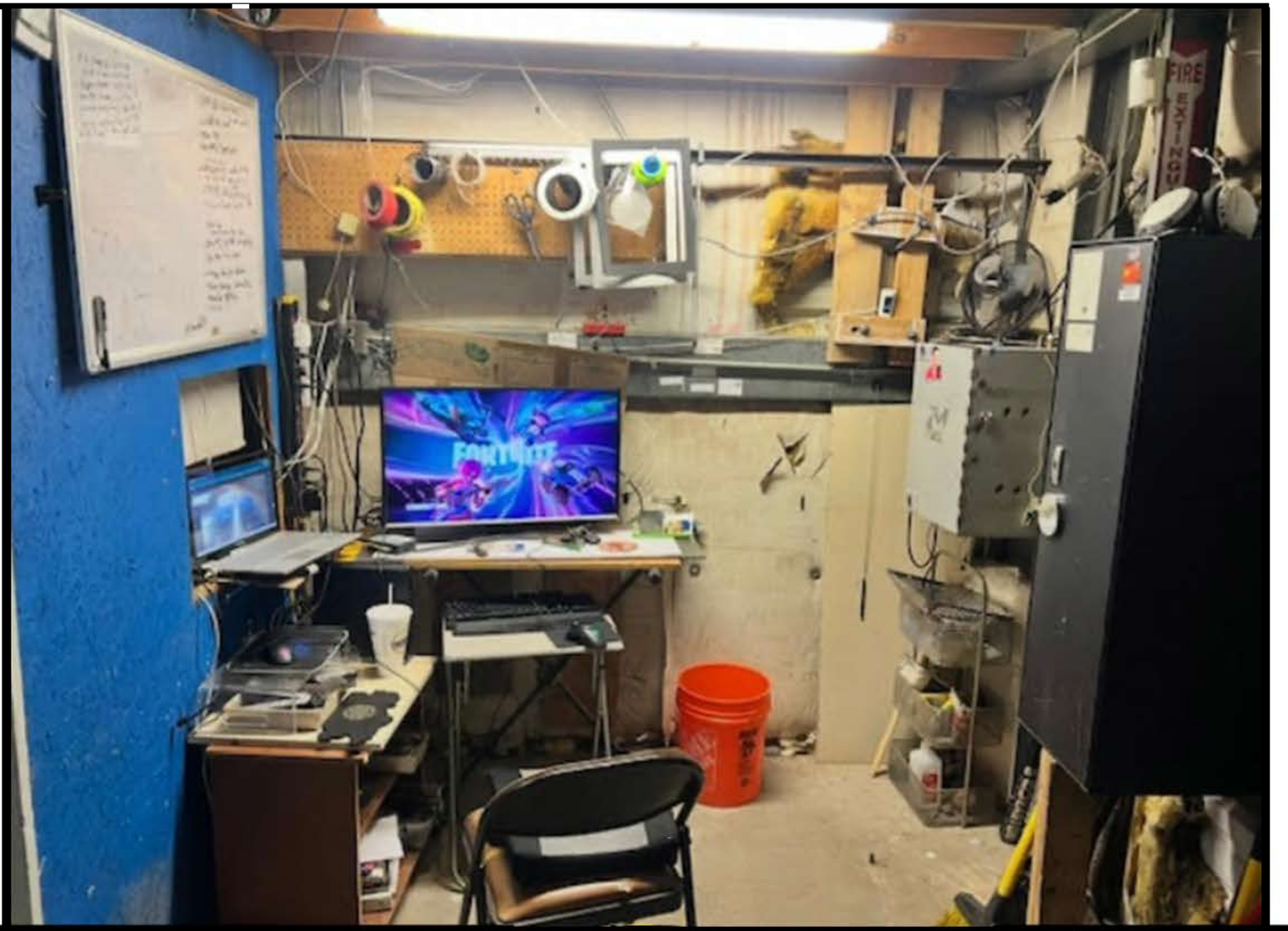
THE VENEGAS GROUP kw KELLERWILLIAMS

FOR SALE | $350,000

5101 Headingly Ave NE | Albuquerque, NM 87110

ADDITIONAL INFO

- All Cat pumps 310 maintained
- 2 air compressors both 27-30 gallon husky
- Office insulated for temp
- Storage area in office above
- Swamp cooler on the top of the roof
- Credit card reader recently added to bay 1 and 6 and price increaded to $3.25.
- $10,000 expected profit increase due to price change.



Chris Venegas
(505)234-5820
Chrisvenegasnm@gmail.com

Lexi Aragon
(505)225-0248
agentlexi007@gmail.com

THE VENEGAS GROUP

kw KELLERWILLIAMS