



*Heights General*  
MEDICAL CENTER

# Medical Office Condo Investment | ±3,628 SF

101 HOSPITAL LOOP NE SUITE 209 ALBUQUERQUE, NM 87109



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## Property Overview

IMA Group Management Company LLC, a leading provider of medical services, is the tenant at 101 Hospital Loop NE, making this property a strong investment opportunity. With over 100 locations across 42 states, IMA Group is a solid, established tenant.

This 3,625 sq. ft. medical office condo includes 6 offices, 8 exam rooms, 2 nurse stations, and more. Zoned MXH (Mixed Use High Intensity), it offers excellent visibility and accessibility in a high-demand healthcare district.

Offered at \$671,355 (\$185.05/sq. ft.) with a 6.5% cap rate, this property provides a secure investment with a reliable tenant in place.

## PROPERTY DETAILS

<b>Address</b>	101 Hospital Loop NE Ste 209, Albuquerque, NM 87109
<b>Location</b>	Montgomery & San Mateo Blvd
<b>Building Type</b>	Renovated Medical Office Condo
<b>Building Square Footage</b>	± 3,628 SF
<b>Building Size</b>	± 39,784 SF
<b>Sale Price</b>	\$671,355.00
<b>Year Built</b>	1985
<b>Land</b>	2.19 Acres
<b>Zoning</b>	MX-H
<b>Parking</b>	3/1000

## SPACES AVAILABLE

<b>SUITE 209</b>	3,628 SF
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<b>All Figures Are Annual</b>	<b>\$/SF or \$/ Unit</b>	<b>% of GOI</b>	<b>COMMENTS/ FOOTNOTES</b>
<b>Potential Rental Income:</b>	<b>± 3,628 SF</b>	<b>\$73,800</b>	<b>Annual Rent for</b>
<b>Less: Vacancy &amp; Cr. Losses</b>	<b>(3% of PRI)</b>	<b>\$2,214</b>	
<b>Effective Rental Income</b>		<b>\$71,586</b>	
<b>Gross Operating Income</b>		<b>\$71,586</b>	
<b>Operating Expenses</b>		<b>\$27,948</b>	
<b>Repairs and Maintenance</b>			
<b>Utilities</b>			<b>Paid by Tenant</b>
<b>Total Operating Expenses</b>		<b>\$27,948</b>	
<b>Net Operating Income</b>		<b>\$43,638</b>	

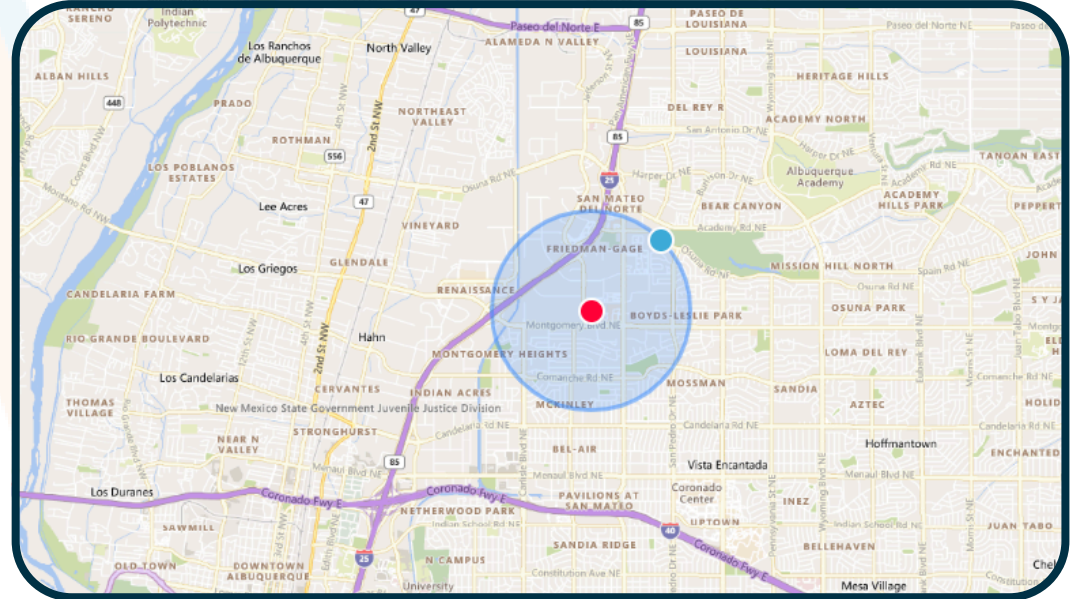
## Property Overview

<b>Suite Size:</b>	<b>± 3,628 Sq Ft</b>	<b>Sale Price:</b>	<b>\$671,355</b>
<b>Building Size:</b>	<b>± 39,784 Sq Ft</b>	<b>NOI:</b>	<b>\$43,638</b>
<b>Lot Size:</b>	<b>2.19 Acres</b>	<b>Cap Rate:</b>	<b>6.5%</b>
<b>Area:</b>	Next to Lovelace Women's Hospital 1.2 Miles to I-25 on ramp	<b>Price PSF:</b>	<b>\$185.05</b>

## 2024 DEMOGRAPHIC SUMMARY

	1 MILE	3 MILES	5 MILES
EST. POPULATION	16,041	96,207	281,607
EST. HOUSEHOLDS EST.	7,794	45,156	129,607
AVG. HH INCOME	\$45,518	\$58,742	\$61,090

## AREA ATTRACTIONS



## TRAFFIC COUNTS

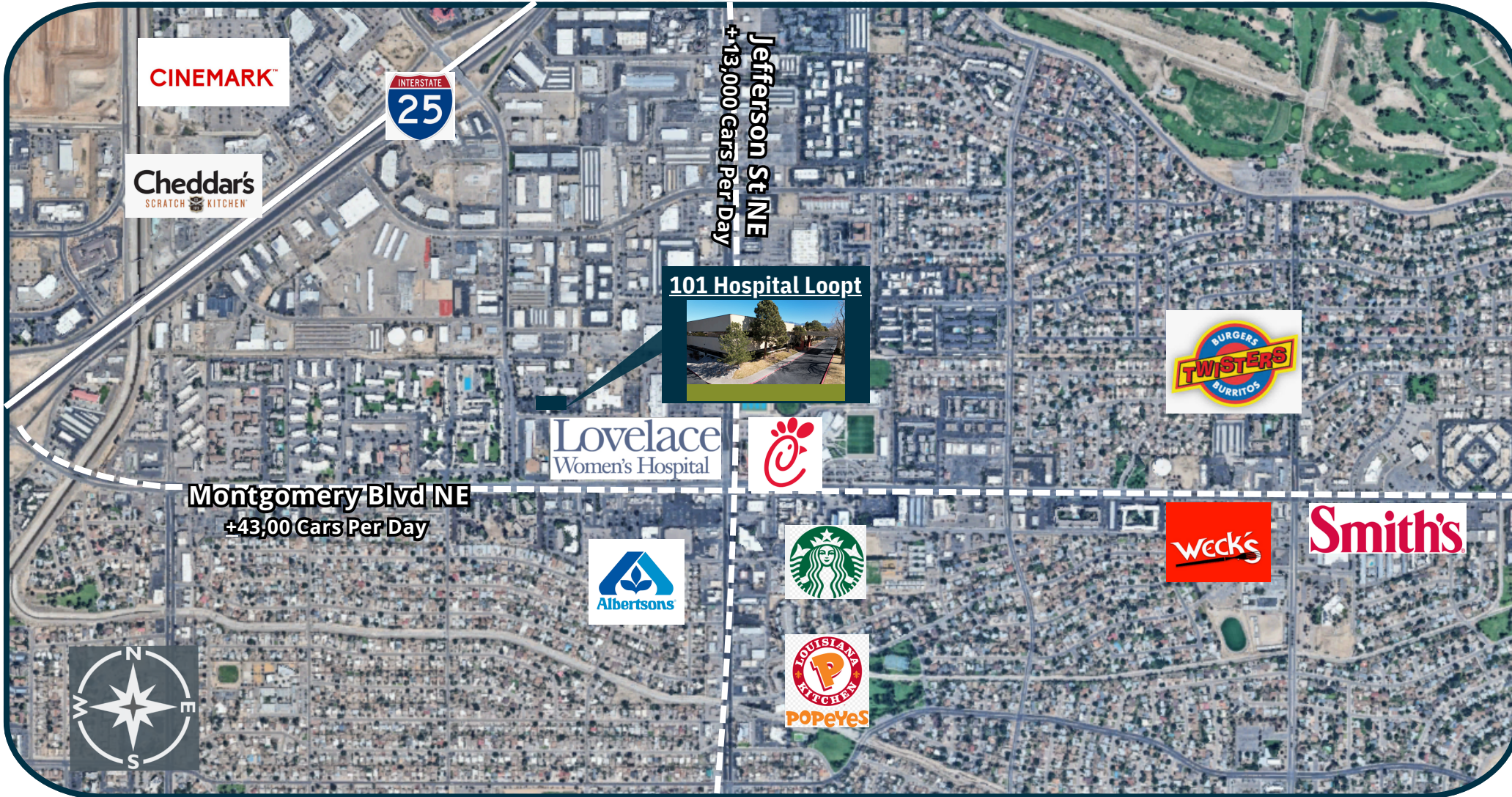
- 43,000 VEHICLES PER DAY ON MONTGOMERY
- 13,000 VEHICLES PER DAY ON JEFFERSON

## PROPERTY HIGHLIGHTS

- NEXT TO LOVELACE WOMEN'S HOSPITAL
- HIGH-VISIBILITY LOCATION
- FLEXIBLE USE POTENTIAL
- SOLID REAL ESTATE INVESTMENT
- AMPLE PARKING

The information provided herein is deemed reliable, however, its accuracy has not been verified, and no guarantee, warranty, or representation is made regarding its accuracy or completeness. It is incumbent upon the recipient to independently verify its accuracy and comprehensiveness. Any projections, opinions, assumptions, or estimates presented are for illustrative purposes only and do not constitute a representation of the current or future performance of the subject property. The efficacy of this transaction is contingent upon various factors, which should be assessed by qualified tax, financial, and legal advisors. The recipient and their advisors are advised to conduct a thorough independent investigation of the property to ascertain its suitability for their purposes.





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