

# Investment Opportunity

Jefferson Court  
5941-A Jefferson St NE  
Albuquerque, NM 87109

Office Condo For Sale in  
Prime I-25 Location



Colliers | New Mexico-El Paso  
5051 Journal Center Blvd. NE, Suite 200  
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OSUNA RD

SAN MATEO BLVD NE



JEFFERSON ST NE



## Investment Opportunity

Located near the intersection of Jefferson Street NE (15,192 VPD) and Osuna Road NE (29,287 VPD) with easy access to Interstate-25 (73,805 VPD) a major north - south arterial freeway at Osuna and Jefferson exits.



# Property Profile

## Details

Condo Size	±3,948 SF (3,790 RSF)
Lot Size	0.3511 Acres
Sale Price	\$730,000
CAP Rate	7.5%
Submarket	North I-25
Zoning	NR-BP
Occupancy	100%
Class	C

## Features

- Strong-credit, stable tenant
- LVT floors throughout
- LED lighting
- Insulated, solid pane windows with laminated glass
- New paint, reception desk, front door, blinds, cabinets, plumbing fixtures
- Newer HVAC units
- Rear courtyard concrete pad, wooden deck, metal fencing and gate
- Warrantied PVC roof
- Kitchen/Breakroom
- Near hotels, dining, healthcare, and entertainment
- Security monitoring





5941-A Jefferson St NE | Investment Opportunity

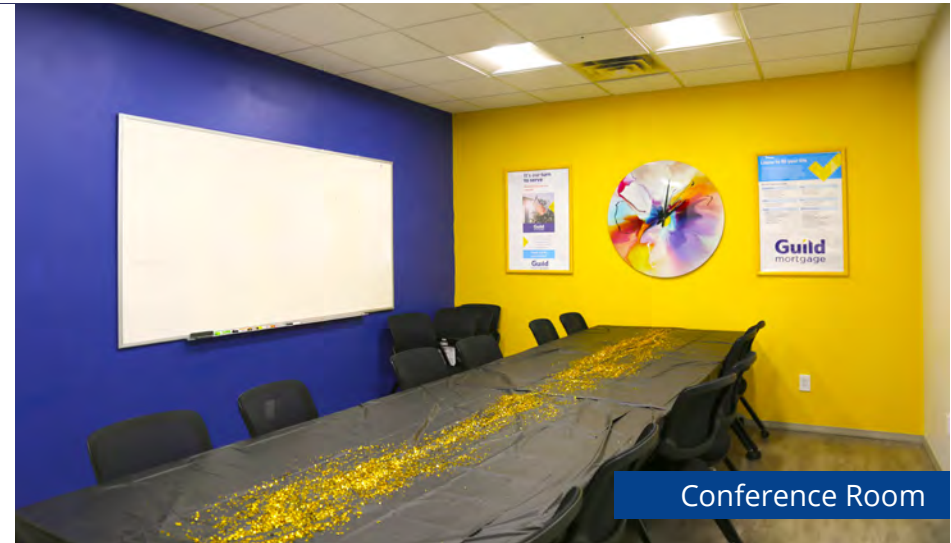
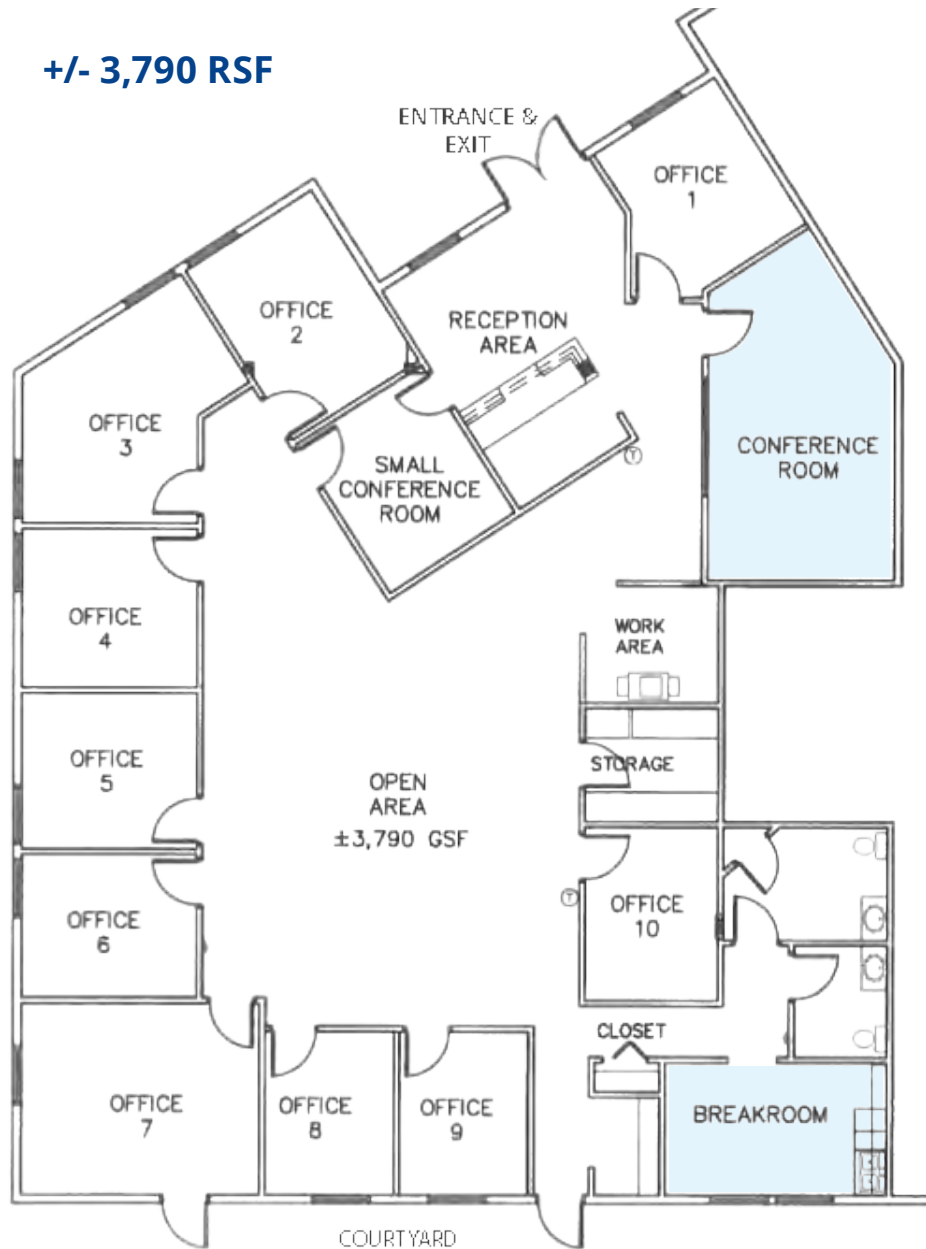
# Property Gallery






# Floor Plan

**+/- 3,790 RSF**





# Site Plan



Condo Size +/- 3,948 SF  
Lot Size 0.3511 Acres  
30 Parking Spaces (7.5 : 1000)

TO JEFFERSON ST NE →



# Trade Area Aerial





# Drive Times







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## 5901-5981

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