

FOR SALE

2-UNIT COMMERCIAL SPACE + 3 ACRES

COMMERCIAL INVESTMENT & LAND DEVELOPMENT OPPORTUNITY



2104 SOUTHERN BLVD SE | RIO RANCHO, NM 87124

INTERSECTION OF SOUTHERN BLVD AND UNSER BLVD



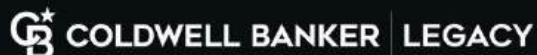
OFFERED AT
\$1,621,460

BUILDING HIGHLIGHTS

- 3,342 SF retail building; C-1 zoning
- 3 electrical meters, 3 HVAC systems, and 3 exterior entrances
- Current NOI \$26,494/year; current Cap Rate: 3.55%; pro forma NOI \$66,640/year
- 30 parking spaces

LAND HIGHLIGHTS

- 3-acres
- Zoned NC: Neighborhood retail, offices, services, churches; small-scale commercial, not industrial.
- Land offered at \$875,000



8200 Carmel Ave NE STE 103-A, Albuquerque, NM 87122
505.292.8900

ARIEL RESNIK

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c: (505) 400-2804



NIKKI BRONSTORP

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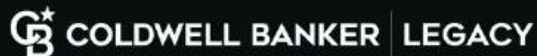
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FLOOR PLAN



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PHOTOS



COLDWELL BANKER | LEGACY

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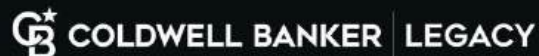
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