



**INVESTMENT FOR SALE**

# Freestanding Office/ Warehouse Single Tenant

**VALENCIA COUNTY NM**

---

**PRESENTED BY:**

**PAUL COOK**  
Senior Advisor  
O: 505.503.2630  
C: 505.385.4744  
paul.cook@svn.com

**PROPERTY SUMMARY/ SEE CA-NDA FOR MORE INFORMATION**



**OFFERING SUMMARY**

<b>SALE PRICE:</b>	\$1,350,000.00
<b>BUILDING SIZE:</b>	8,200 SF
<b>PRICE/SF</b>	\$164.63
<b>LOT SIZE:</b>	0.5 Acres
<b>PRICE / SF:</b>	\$164.63
<b>CAP RATE:</b>	6.77%
<b>NOI:</b>	\$91,352

**PAUL COOK**  
Senior Advisor  
O: 505.503.2630 | C: 505.385.4744  
paul.cook@svn.com

**PROPERTY OVERVIEW**

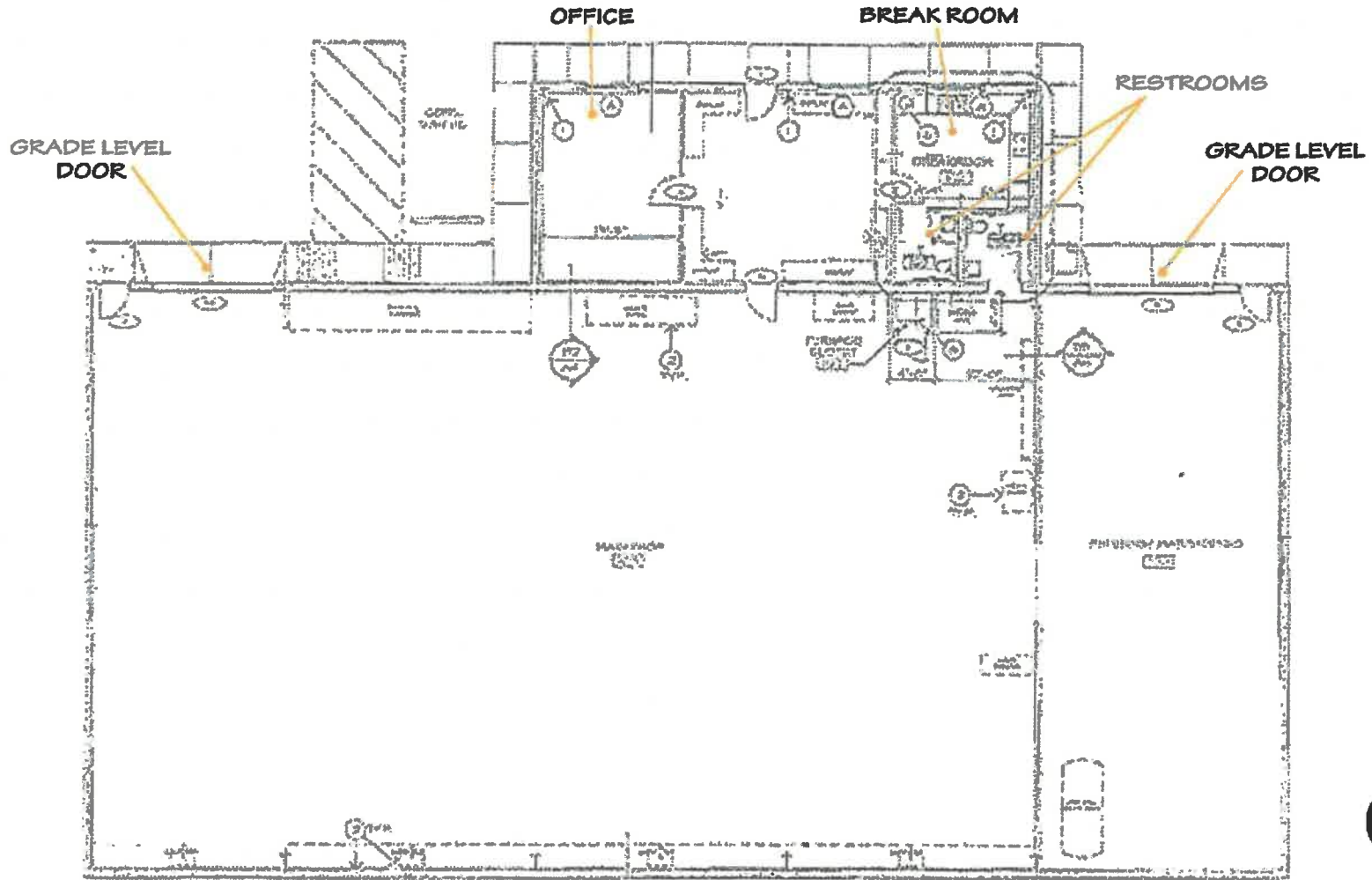
**NOI:** \$91,352.00  
**CAP RATE:** 6.77%  
Complete CA for Details

**PROPERTY HIGHLIGHTS**

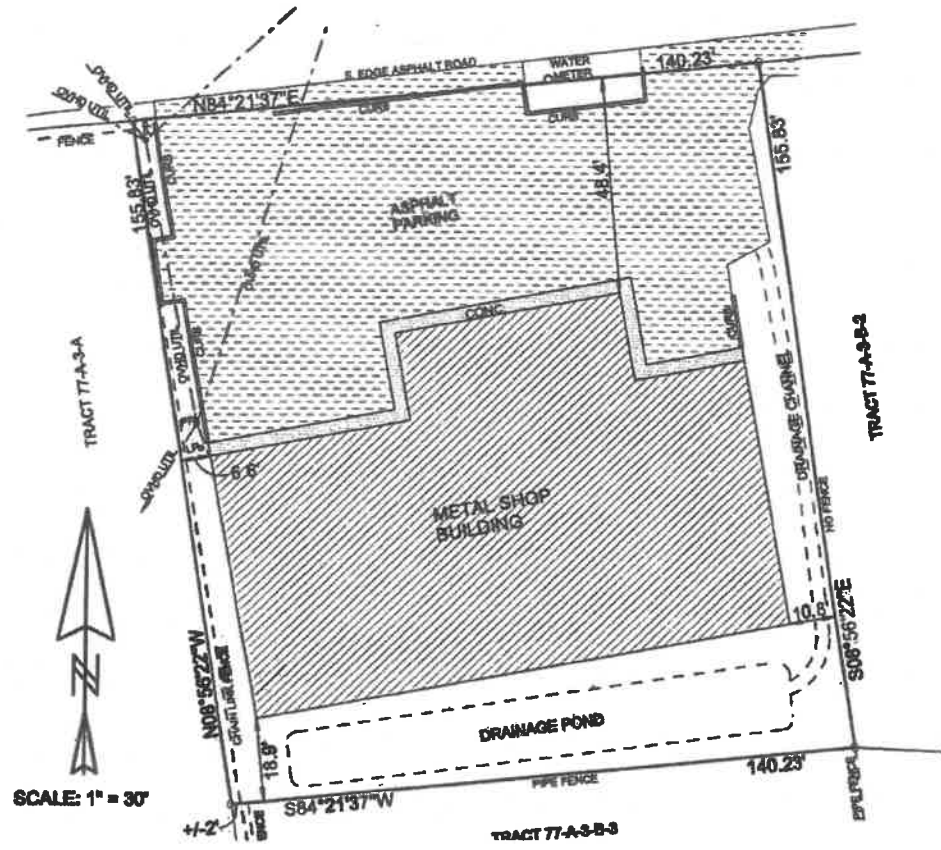
- Freestanding Office Warehouse
- Building: 8,200 sf
- Land: 0.5 Acres
- Clear Span
- Two Grade Level Doors 9' x 10'

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.

# FLOOR PLAN



**PAUL COOK**  
Senior Advisor  
O: 505.503.2630 | C: 505.385.4744  
paul.cook@svn.com



**SINGLE TENANT  
INVESTMENT SALE  
VALENCIA COUNTY, NM**

## ADDITIONAL PHOTOS



**PAUL COOK**

Senior Advisor

O: 505.503.2630 | C: 505.385.4744

paul.cook@svn.com

**SVN | WALT ARNOLD COMMERCIAL BROKERAGE, INC. 5**

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.