



GLOBAL STRENGTH, LOCAL EXPERTISE



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THIS OFFERING MEMORANDUM ("MEMORANDUM") HAS BEEN PREPARED BY ATLAS COMMERCIAL BROKERAGE ("ATLAS") AND IS PROVIDED SOLELY FOR EVALUATING THE POTENTIAL ACQUISITION OF THE PROPERTY DESCRIBED HEREIN (THE "PROPERTY"). THE INFORMATION CONTAINED IS CONFIDENTIAL AND INTENDED ONLY FOR THE DESIGNATED RECIPIENT. REPRODUCTION OR DISTRIBUTION WITHOUT PRIOR WRITTEN CONSENT FROM ATLAS IS PROHIBITED. ATLAS MAKES NO REPRESENTATIONS OR WARRANTIES, EXPRESS OR IMPLIED, REGARDING THE ACCURACY OR COMPLETENESS OF THE INFORMATION PROVIDED. RECIPIENTS ARE RESPONSIBLE FOR CONDUCTING THEIR OWN DUE DILIGENCE. THIS MEMORANDUM DOES NOT CONSTITUTE AN OFFER TO SELL OR A SOLICITATION TO BUY. ANY TRANSACTION IS SUBJECT TO A DEFINITIVE AGREEMENT. BY ACCEPTING THIS MEMORANDUM, THE RECIPIENT AGREES TO THE TERMS SET FORTH HEREIN.



PROPERTY PROFILE

FOR SALE: \$435,000

SQUARE FOOTAGE: 3,300

HIGH-VISIBILITY, FREE-STANDING MULTI-PURPOSE BUILDING ON SAN MATEO

POSITION YOUR BUSINESS FOR SUCCESS WITH THIS VERSATILE, FREE-STANDING 3,300+ SF BUILDING LOCATED ON ONE OF ALBUQUERQUE'S BUSIEST COMMERCIAL CORRIDORS—SAN MATEO BLVD, BOASTING A TRAFFIC COUNT OF APPROXIMATELY 39,000 VEHICLES PER DAY. CURRENTLY OPERATING AS A CHURCH, THIS PROPERTY IS IDEAL FOR A VARIETY OF USES INCLUDING RETAIL, OFFICE, EVENT SPACE, OR CONTINUED RELIGIOUS USE.

WITH STRONG VISIBILITY, FLEXIBLE LAYOUT, AND UNBEATABLE PARKING, THIS PROPERTY PRESENTS A RARE OPPORTUNITY IN A HIGH-DEMAND LOCATION.

KEY FEATURES:

- **A EXCEPTIONAL PARKING:** RARE FOR THE AREA, THIS PROPERTY FEATURES AN IMPRESSIVE 6.8/1,000 SF PARKING RATIO—AMPLE SPACE FOR STAFF, VISITORS, OR CONGREGANTS. A FULL PARKING SURVEY IS AVAILABLE UPON REQUEST.
- **UPDATED SYSTEMS:** ENJOY YEAR-ROUND COMFORT WITH BOTH HVAC AND EVAPORATIVE COOLING SYSTEMS IN PLACE.
- **RECENT UPGRADES:** INCLUDES A NEWLY INSTALLED ROOF, FRESH EXTERIOR PAINT, AND PERGO-STYLE FLOORING FOR A CLEAN, MODERN LOOK.
- **ADDITIONAL STORAGE:** A BASEMENT PROVIDES EXTRA ROOM FOR STORAGE OR OPERATIONS.

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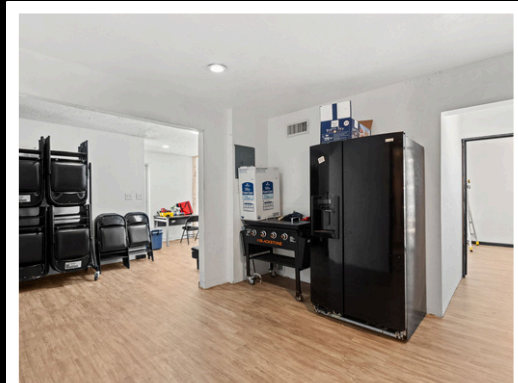
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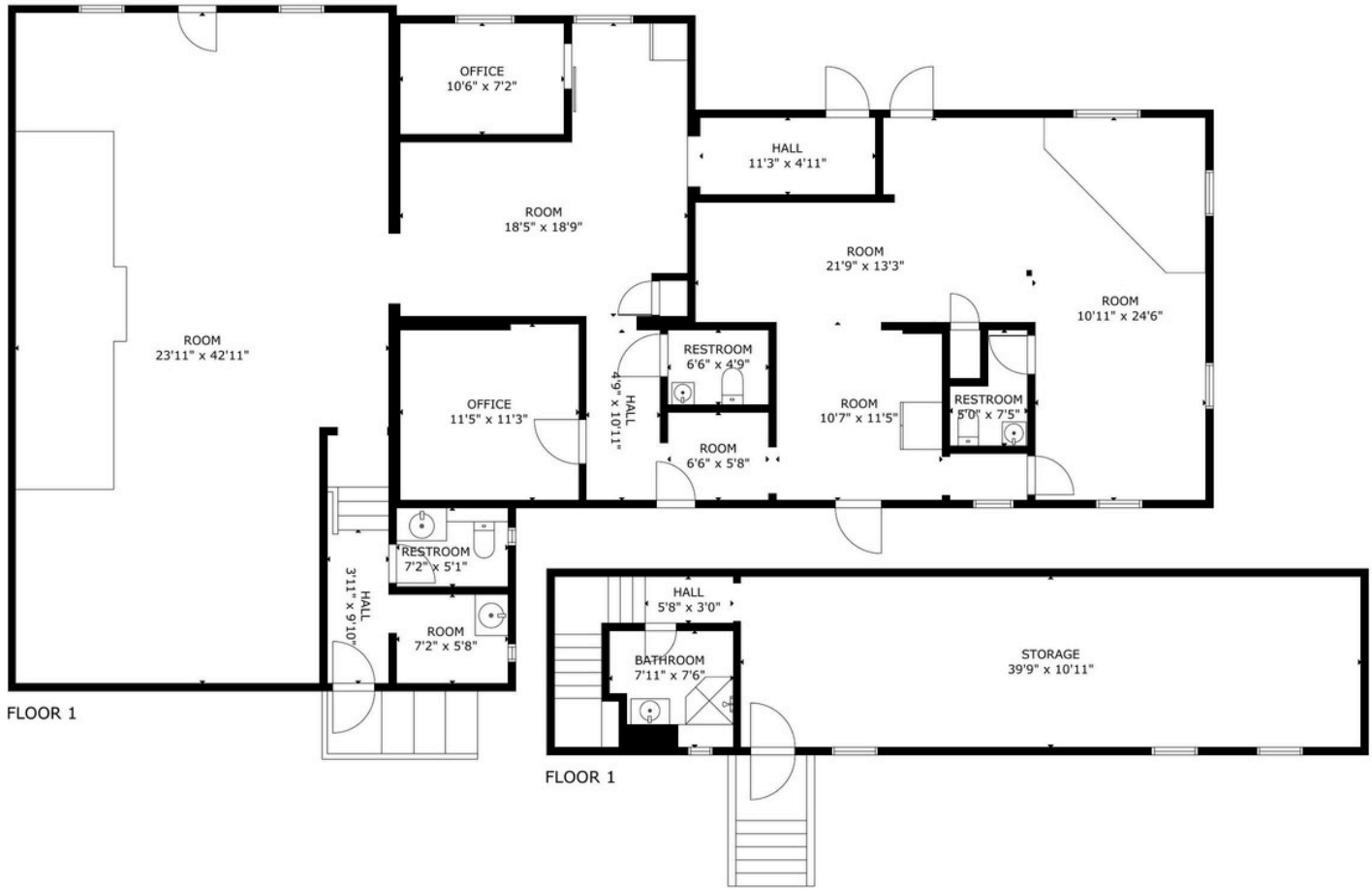
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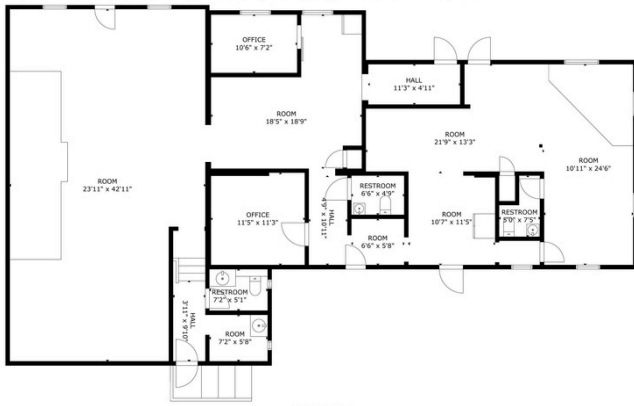


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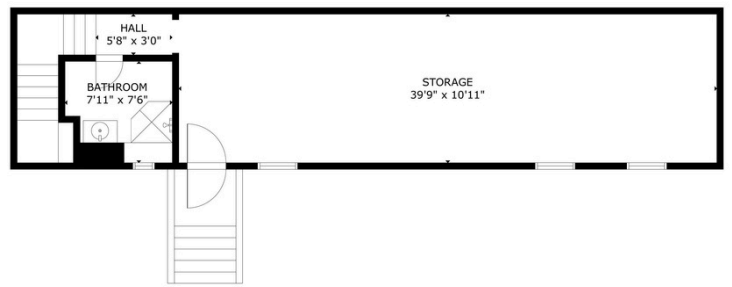
FLOOR PLAN



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DRONE VIEWS



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