

4,500 SF MULTI-TENANT INVESTMENT

FOR SALE / 2115 VISTA OESTE NW, BUILDING A



SALE PRICE: \$1,550,000

CAP RATE 7.25%

BUILDING SIZE +/- 4,500

LOT SIZE +/- 1.25 Acres

FEATURES

- Made up of 3 Individual Retail Suites
- Property fronts on Unser NW, about a mile north of I-40 and almost to Tierra Pintada NW/Vista Oriente NW.
- Near the APS athletic complex, north of the APS athletic fields and north of Tres Volcanes Community Collaborative School, K-8.



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TRIPLE-NET INVESTMENT OPPORTUNITY

BUILDING A, VISTA OESTE CONDOMINIUM



LEASE & FINANCIAL INFORMATION

DOMINOS PIZZA	1,500 sf
RENTAL BREAKDOWN	\$28.50/sf
MANDY V SPA NAILS	1,200 sf
RENTAL BREAKDOWN	\$25.00/sf
AVAILABLE SUITE	1,800 sf
RENTAL BREAKDOWN	\$25.00/sf
NET OPERATING INCOME	\$117,750.00

PROPERTY SUMMARY

THIS OFFERING IS FOR BUILDING A, VISTA OESTE CONDOMINIUM

DOMINOS PIZZA & MANDYS V NAILS & SPA HAVE BEEN TENANTS FOR OVER 20 YEARS

BUILDING B IS OCCUPIED BY ANYTIME FITNESS WESTSIDE HAVE BEEN TENANTS FOR OVER 13 YEARS

SHARED PARKING, COMMON AREAS

BUILDINGS A & B PAY PRO-RATA COMMON AREA EXPENSES, REPAIRS, MAINTENANCE, WATER, REFUSE AND LIABILITY INSURANCE.



PROPERTY INFORMATION

PROPERTY ADDRESS	2115 Vista Oeste NW, Albuquerque, NM 87120
PROPERTY DESCRIPTION	Retail Center
LOT SIZE	+/- 1.25 Acres
TOTAL BUILDINGS A&B	+/- 12,000 sf.
ZONING	Non-Residential Commercial (NR-C)
ACCESS	Unser & Vista Oriente NW
VISIBILITY	Backs up to Unser
SIGNAGE	Building Signage on Unser



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2115 VISTA OESTE NW CONDOMINIUM PLAN

