

FOR SALE

OWNER FINANCING



HISTORIC ROUTE 66 • DOWNTOWN GRANTS

PRIME COMMERCIAL RETAIL / OFFICE / WAREHOUSE

1000 W Santa Fe Ave, Grants, NM 87020

SALE PRICE

\$1,150,000

TERMS

Owner Financing

SQFT

±19,000

1011 W. High Street: ±5,500 SF:
\$390,000

Three-Building Warehouse Portfolio:
\$825,000

Entire Portfolio:
\$1,150,000
(Discounted Package Price)



OWNER / BROKER

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— PROPERTY HIGHLIGHTS

- ◆ **±19,000 SF** Commercial Retail/Office/Warehouse
- ◆ Multiple warehouse & commercial buildings
- ◆ Historic Route 66 location in Downtown Grants, NM
- ◆ **C-2 Commercial Zoning**
- ◆ Purchase individually or as a discounted Bulk Sale
- ◆ **\$\$\$OWNER FINANCING AVAILABLE\$\$\$**
- ◆ Excellent visibility with strong frontage
- ◆ Large commercial overhead doors drive-in
- ◆ Ideal for warehouse, manufacturing, distribution, contractors, automotive, retail, storage, or redevelopment
- ◆ Two separate utility services:
 - ◆ 1011 W. High Street: Independent electric, gas & water meters
 - ◆ Remaining warehouse buildings served by a separate utility service
- ◆ High-speed fiber internet available through Redbolt Broadband
- ◆ Recent professional roof repairs and improvements
- ◆ Excellent owner-user or investment opportunity
- ◆ Potential for multiple tenants and flexible occupancy
- ◆ Strong value-add and redevelopment potential

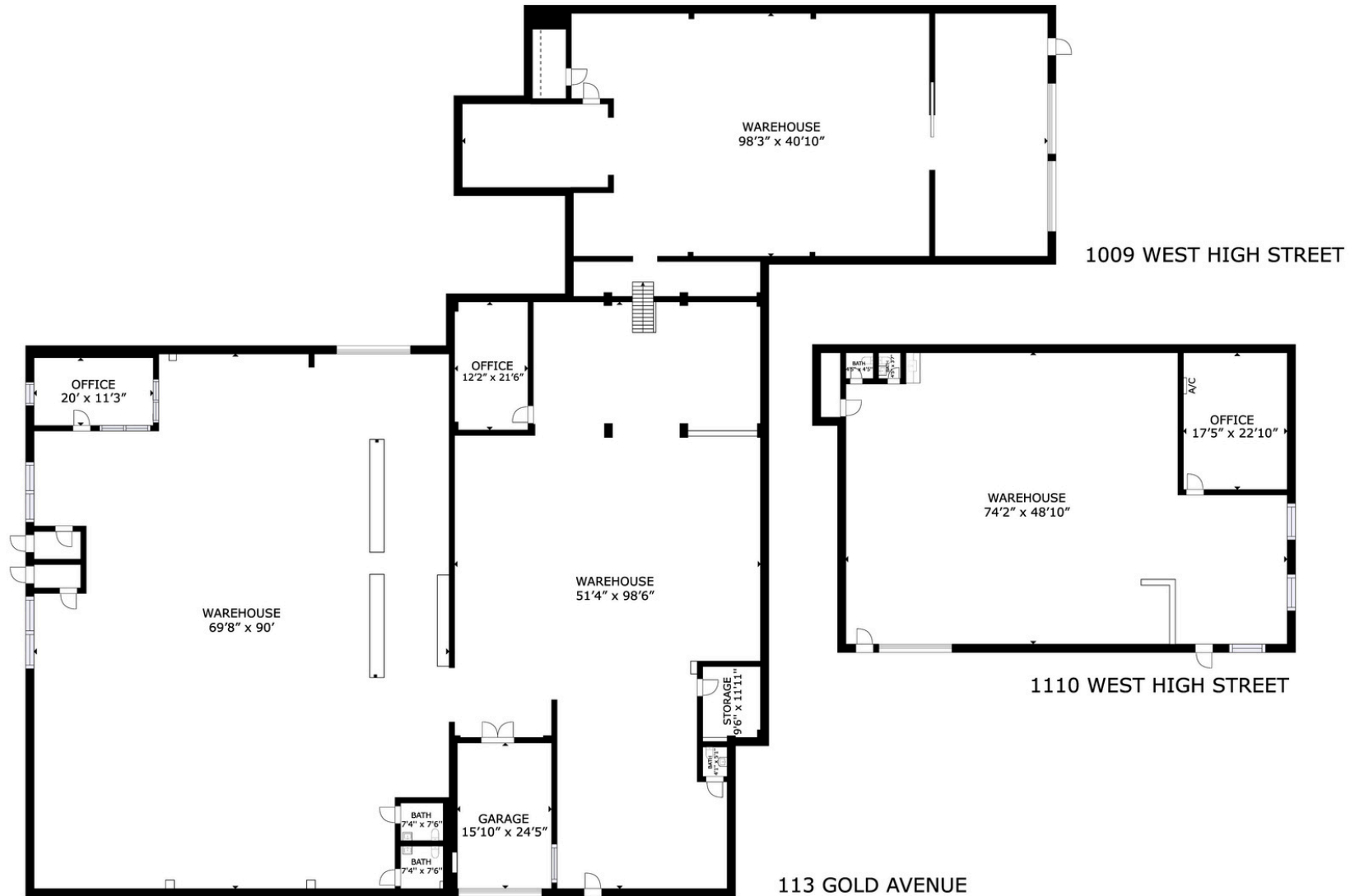
PURCHASE OPTIONS

1011 W. High Street: ±5,500 SF **\$390,000**

Three-Building Warehouse Portfolio **\$825,000**

Entire Portfolio **\$1,150,000**
(Discounted Package Price)





1000 SANTA FE AVENUE

1009 WEST HIGH STREET: 3984 sq ft, TOTAL: 3984 sq ft

113 GOLD AVENUE: 5087 sq ft, TOTAL: 5087 sq ft

1000 SANTA FE AVENUE: 6449 sq ft, TOTAL: 6449 sq ft

1110 WEST HIGH STREET: 3829 sq ft, TOTAL: 3829 sq ft

TOTAL LIVEABLE AREA (BASED ON EXTERIOR DIMENSIONS): 19349 sq ft

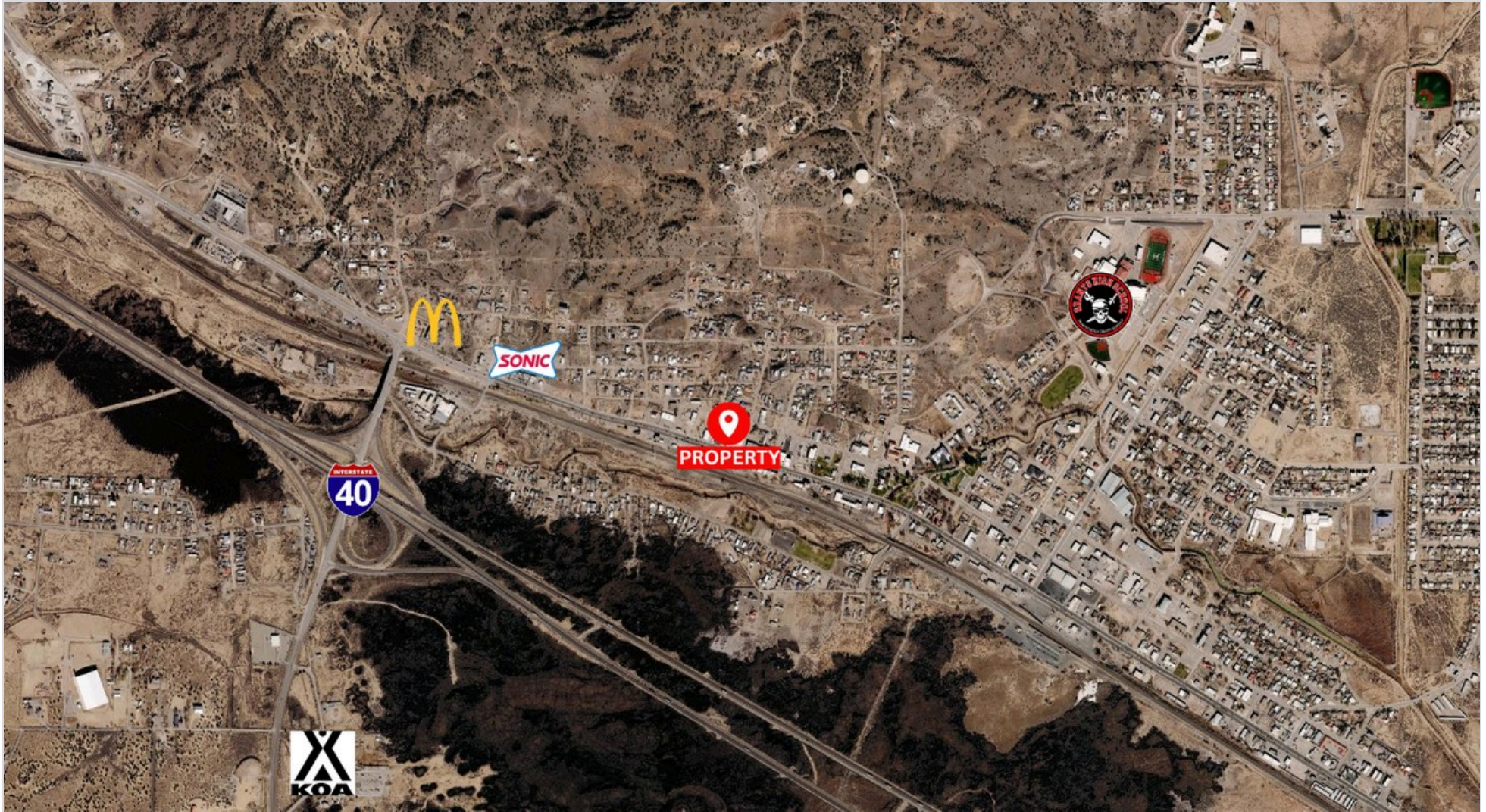
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ALL PARTIES USING THIS DOCUMENT AGREE TO TAKE THEIR OWN MEASUREMENTS IN ORDER TO DETERMINE THE LAYOUT AND SIZE OF THE PROPERTY.

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AERIAL MAP OF GRANTS, NM

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AERIAL MAP

A satellite map of the Albuquerque, New Mexico area. A red pin marks the location of '1000 W Santa Fe Ave' in the upper left quadrant. The map shows the Rio Grande flowing through the center, with the Sandia Mountains to the east and the Jemez Mountains to the west. Major roads like I-40 and I-25 are visible. Labels include 'Albuquerque', 'Sandia Crest', 'Los Ranchos de Albuquerque', 'Bernalillo', 'Rio Rancho', 'Santa Fe', and 'Acoma Pueblo'. The 'Sangre de Cristo National Monument' is also labeled in the lower left.

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PHOTOS

