

OFFICE FOR SALE

102 GRANITE AVE NW

102 GRANITE AVE NW, ALBUQUERQUE, NM 87102

SALE PRICE
\$929,032.25

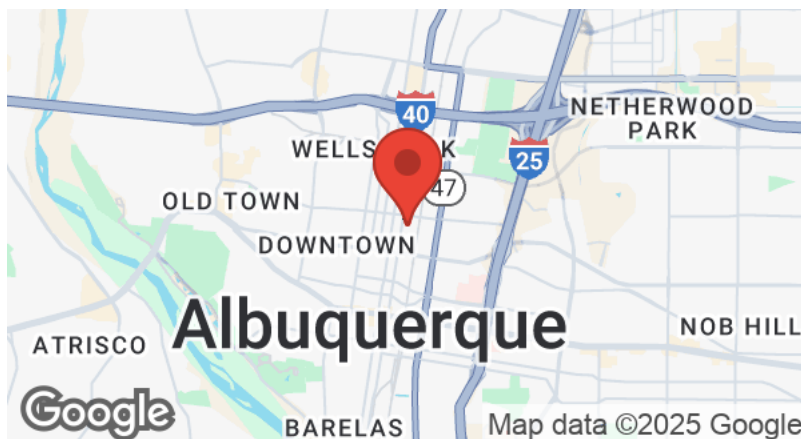


OFFERING SUMMARY

PRICE:	\$929,032.25
PRICE / SF:	\$304.80
BUILDING SF:	3,048
OCCUPANCY:	100%
CAP RATE:	7.75%
LOT SIZE:	0.14 Acres
BUILDING CLASS:	C
CROSS STREETS:	Granite and 2nd
PARKING:	3.56:1000
PARKING RATIO:	3.56:1000
YEAR BUILT:	1944

PROPERTY HIGHLIGHTS

- 100% leased to a single tenant on a long-term NNN lease.
- 20-year lease term in place providing secure, stable cash flow.
- Annual base rent of \$72,000 with \$1,200 yearly escalations.
- Tenant covers taxes, insurance, and maintenance under the NNN structure.
- Free-standing office building on 0.14 acres in Downtown Albuquerque.
- Prime urban location near courthouses, government offices, and 41,000 daytime employees within one mile.



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