

# OFFICE/WAREHOUSE CONDO FOR SALE

5620 Venice NE, Suite J, Albuquerque, NM 87113



www.mcrnm.com

*Property is occupied, please do not disturb tenant.*



## INVESTMENT OPPORTUNITY

**PRICE:** **\$320,000**  
**CAP RATE:** **8.06%** (See Financial Summary)  
**TERM:** **3 years** (Beginning 9/1/19)



CLEANING - RESTORATION - ENVIRONMENTAL

**TENANT:** Stop Restoration, LLC  
(Local Franchisee Personal Guarantee)

**Zoning:** NR-LM (Light Manufacturing) City of Albuquerque

### HIGHLIGHTS:

Great location, with easy freeway access.

- 18' Clear Height.
- Two 10' x 12' Grade Level O/H Doors.
- Fenced Yard (approx. 20' x 30').
- Association Dues \$125/month (Includes: Water, Sewer, Trash, and Common Area Maintenance.)



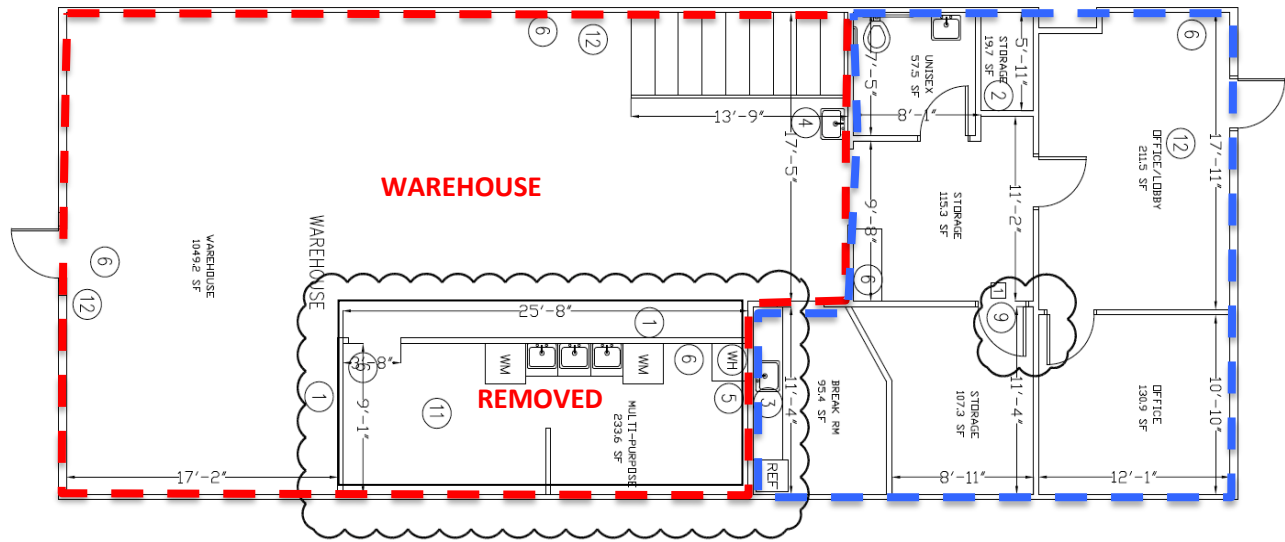
**Metro Commercial**  
REALTY, INC.

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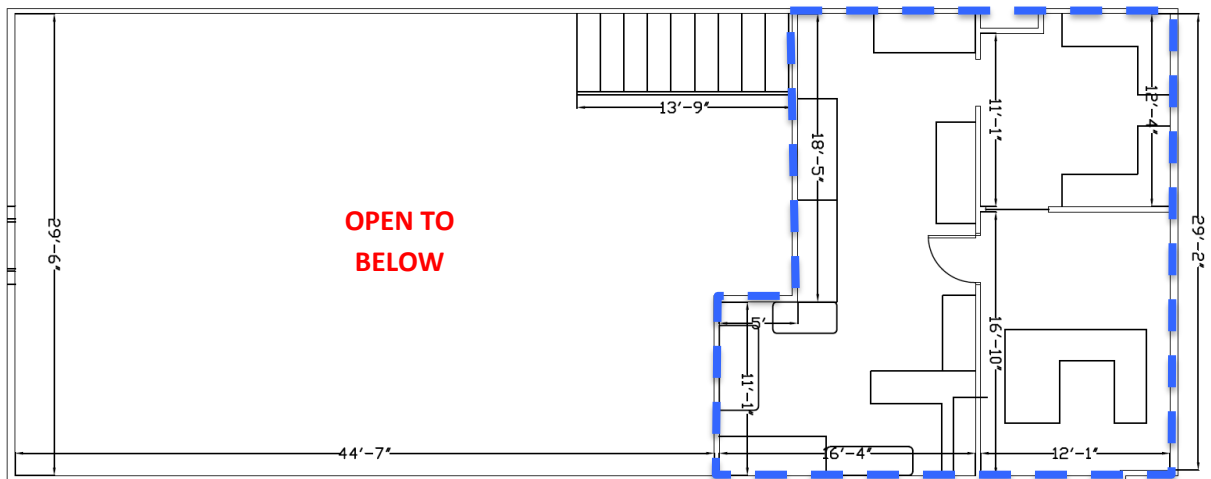
The information herein has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

# FLOORPLAN

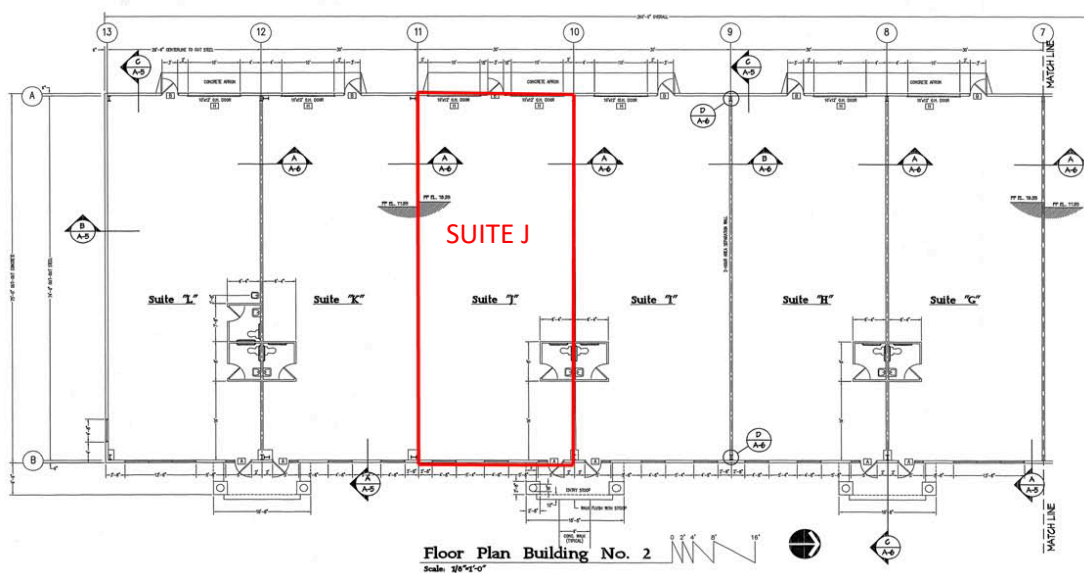
First Floor



Second Floor



Building 2





# PHOTOS

