FOR SALE > PRICE REDUCED

North I-25 Office / Warehouse

3535 PRINCETON DR. NE, ALBUQUERQUE, NM 87107

Below $50/SF 9.41% CAP





North I-25 Office/Warehouse

- Sale Price: **$1,195,000**
- Price Per SF: $48.98
- Building Size: +/- 24,400 SF
- Lot Size: 1.96 Acres
- Zoning: M-1

Building Amenities

- Multiple tenants
- Excellent Condition
- Common Area Restrooms, Conference Room, and Break Room
- 45 Parking Spaces Plus Paved Yard Space
- Truck Well
- Great location with easy access to I-25

Demographics

	1 Mile	3 Miles	5 Miles
Total Households:	1,852	38,788	107,191
Total Population:	4,294	88,877	239,570
Average HH Income:	$44,363	$53,561	$56,482

Independently Owned And Operated
The information contained herin was obtained from sources believed reliable, however, Colliers International makes no gurantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice.

6/1/2016

Contact Us

ED ANLIAN
SENIOR ASSOCIATE
+1 505.880.7069
NM LIC.#14869
ALBUQUERQUE, NM 87109
Ed.Anlian@colliers.com



COLLIERS INTERNATIONAL
+1 505 883 7676 Main
5051 Journal Center Blvd NE, Suite 200
Albuquerque, NM 87109
colliers.com/en-us/newmexico

North I-25 Office / Warehouse

3535 PRINCETON DR. NE, ALBUQUERQUE, NM 87107

APOD

Property:	3535 Princeton NE
Price:	$1,195,000.00
Actual Rental Income:	$164,760.00

Expenses: (Actual 2015)	
Property Taxes	($15,103.00)
Insurance	($2,341.00)
Repairs/Maintenance	($10,658.00)
Utilities	($25,609.00)
Janitorial	($9,630.00)
Alarm	($2,400.00)
Misc./Supplies	($1,818.00)
Tenant Reimb.	$15,264.00
Total Expenses	**$52,295.00**

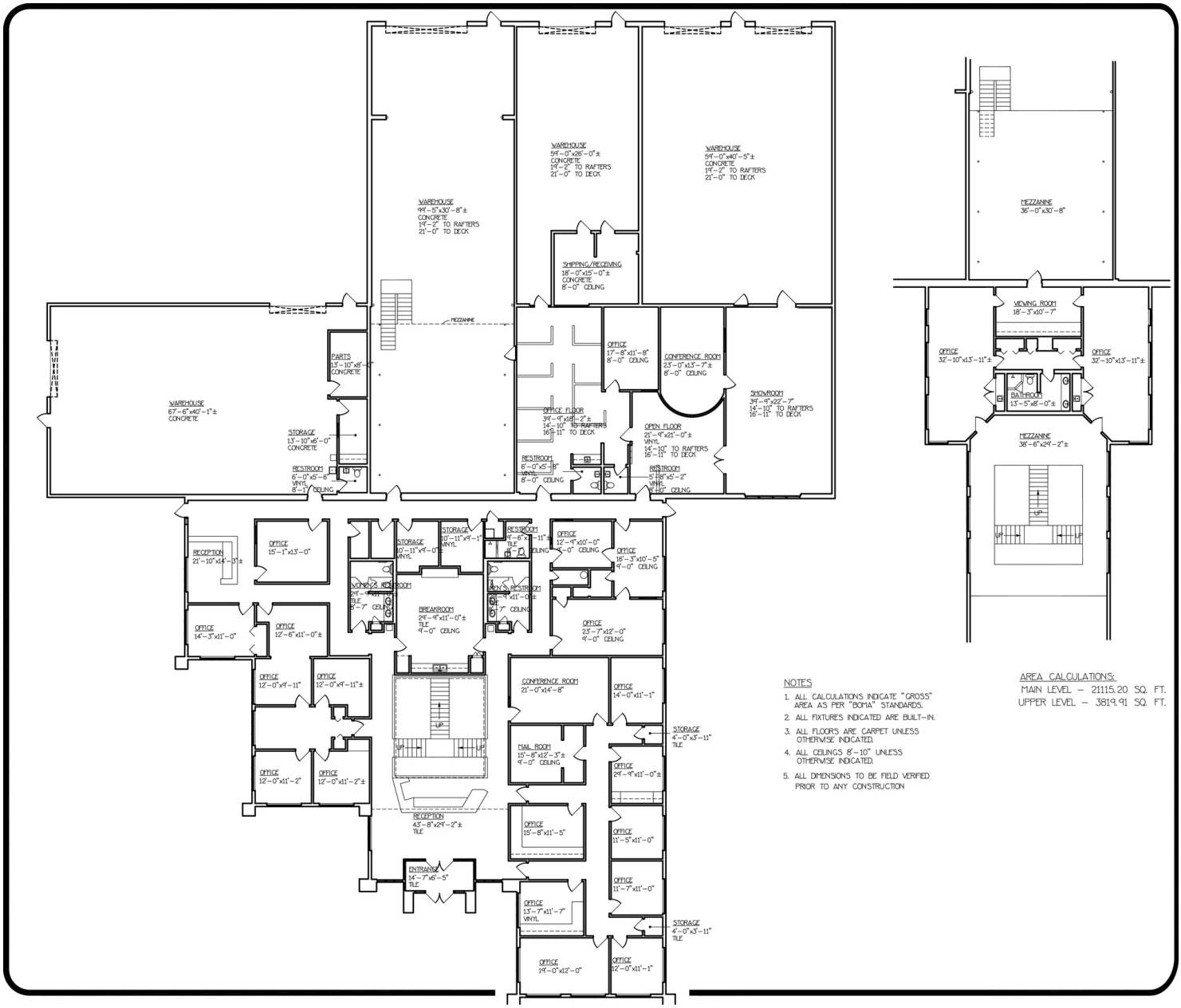
Net Operating Income:	$112,465.00
CAP RATE:	9.41%

ED ANLIAN
+1 505.880.7069
Ed.Anlian@colliers.com
NM Lic.#14869

COLLIERS NEW MEXICO
505.883.7676
5051 Journal Center Blvd NE, Suite 200
Albuquerque, NM 87109
colliers.com/en-us/newmexico

North I-25 Office / Warehouse

3535 PRINCETON DR. NE, ALBUQUERQUE, NM 87107



ED ANLIAN
+1 505.880.7069
Ed.Anlian@colliers.com
NM Lic.#14869

COLLIERS NEW MEXICO
505.883.7676
5051 Journal Center Blvd NE, Suite 200
Albuquerque, NM 87109
colliers.com/en-us/newmexico

North I-25 Office / Warehouse

3535 PRINCETON DR. NE, ALBUQUERQUE, NM 87107



3535 Princeton

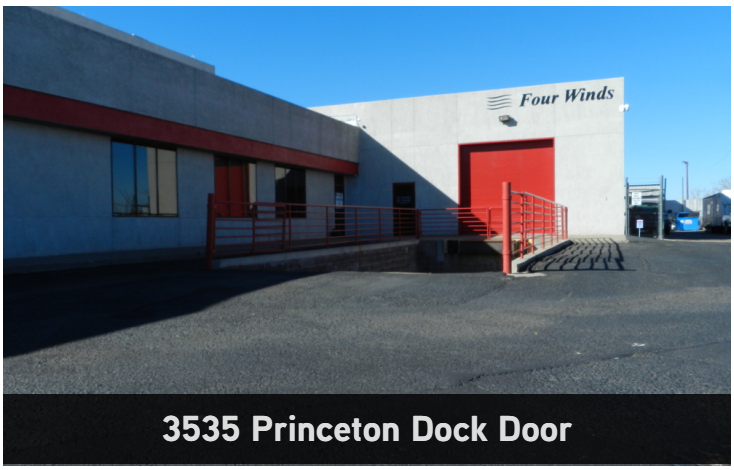

3535 Princeton Interior


3535 Princeton Interior



3535 Princeton Yard


3535 Princeton Grade Level Doors



3535 Princeton Dock Door

ED ANLIAN
+1 505.880.7069
Ed.Anlian@colliers.com
NM Lic.#14869

COLLIERS NEW MEXICO
505.883.7676
5051 Journal Center Blvd NE, Suite 200
Albuquerque, NM 87109
colliers.com/en-us/newmexico