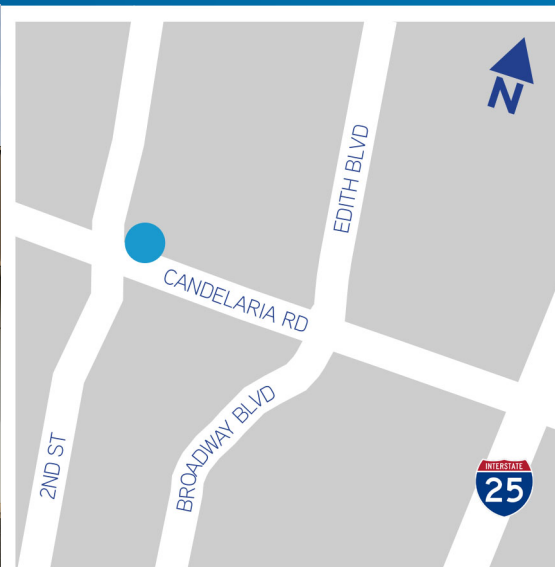


FOR SALE > OFFICE/WAREHOUSE INVESTMENT PROPERTY

North Valley Investment



125 CANDELARIA RD. NW, ALBUQUERQUE, NM 87107



Office/Warehouse Property - 100% Leased

- > Sale Price: \$625,000 (\$71.84/SF)
- > Building Size: +/- 8,700 SF
- > Land Size: 0.4284 Acres
- > Zoning: M-1
- > NOI: \$40,058

Building Amenities

- > Six office + warehouse units
- > 100% leased with four tenants
- > 220 Volt / 3-Phase power
- > M-1 Zoning
- > All unit restrooms are ADA compatible
- > Parking ratio is 2:1,000
- > Building signage
- > Seller financing considered

Contact Us

ANNE APICELLA
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Independently Owned And Operated

The information contained herein was obtained from sources believed reliable, however, Colliers International makes no guarantees, 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.

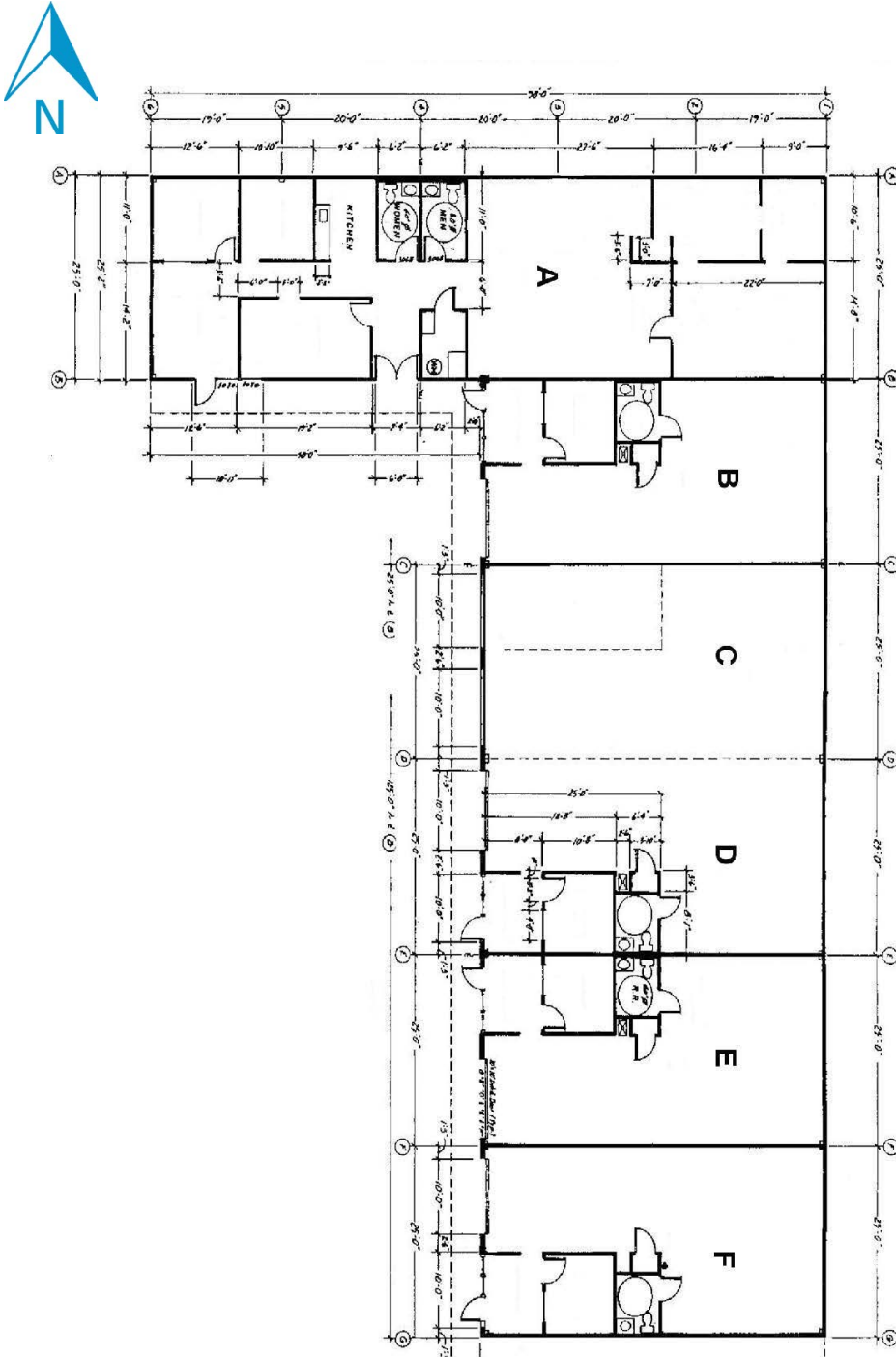
COLLIERS INTERNATIONAL
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FOR SALE > OFFICE/WAREHOUSE SPACE

North Valley Investment

125 CANDELARIA RD. NW, ALBUQUERQUE, NM 87107

Colliers
INTERNATIONAL



125 Candelaria Rd NW

Unit A



Unit B



Unit C/D



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