

FOR SALE AND FOR LEASE > OFFICE SPACE

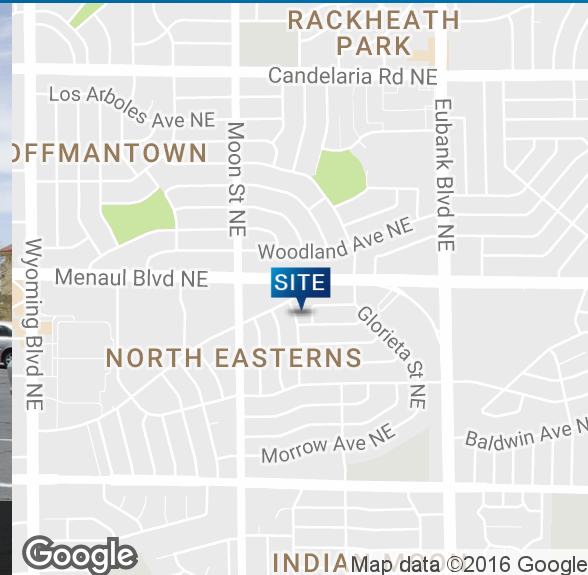
Professional Office Space



9204 MENAUL BLVD NE, ALBUQUERQUE, NM 87112



FIRST TIME AVAILABLE FOR SALE



Professional Office Space- Owner/User Opportunity

- > Sale Price: \$650,000
- > Lease Type: Modified Gross
- > Building Size: +/- 7,200 SF On 0.52 Acres
- > Zoning: O-1

Building Amenities

- > Good visibility: Monument sign on Menaul & 29,000 VPD
- > Move-in ready (Suites can be combined) & 22 Parking spaces
- > Excellent opportunity for an owner/user with rental income
- > Under same ownership since construction in 1978
- > Seller prefers Real Estate Contract
- > NOI: \$51,579 & Cap: 7.9%

Available Suites

Suite	Lease Rate	Size (SF)
Suite 5	\$1,000 PER MONTH	1,200 SF
Suite 1	\$1,000 PER MONTH	1,200 SF
Suite 2	\$1,000 PER MONTH	1,200 SF

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.

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Contact Us

KEITH BANDONI, CCIM
SR. VICE PRESIDENT
+1 505.880.7015
NM LIC.#14472
ALBUQUERQUE, NM 87109
Keith.Bandoni@colliers.com

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

Photos

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9204 Menaul Blvd NE



Courtyard



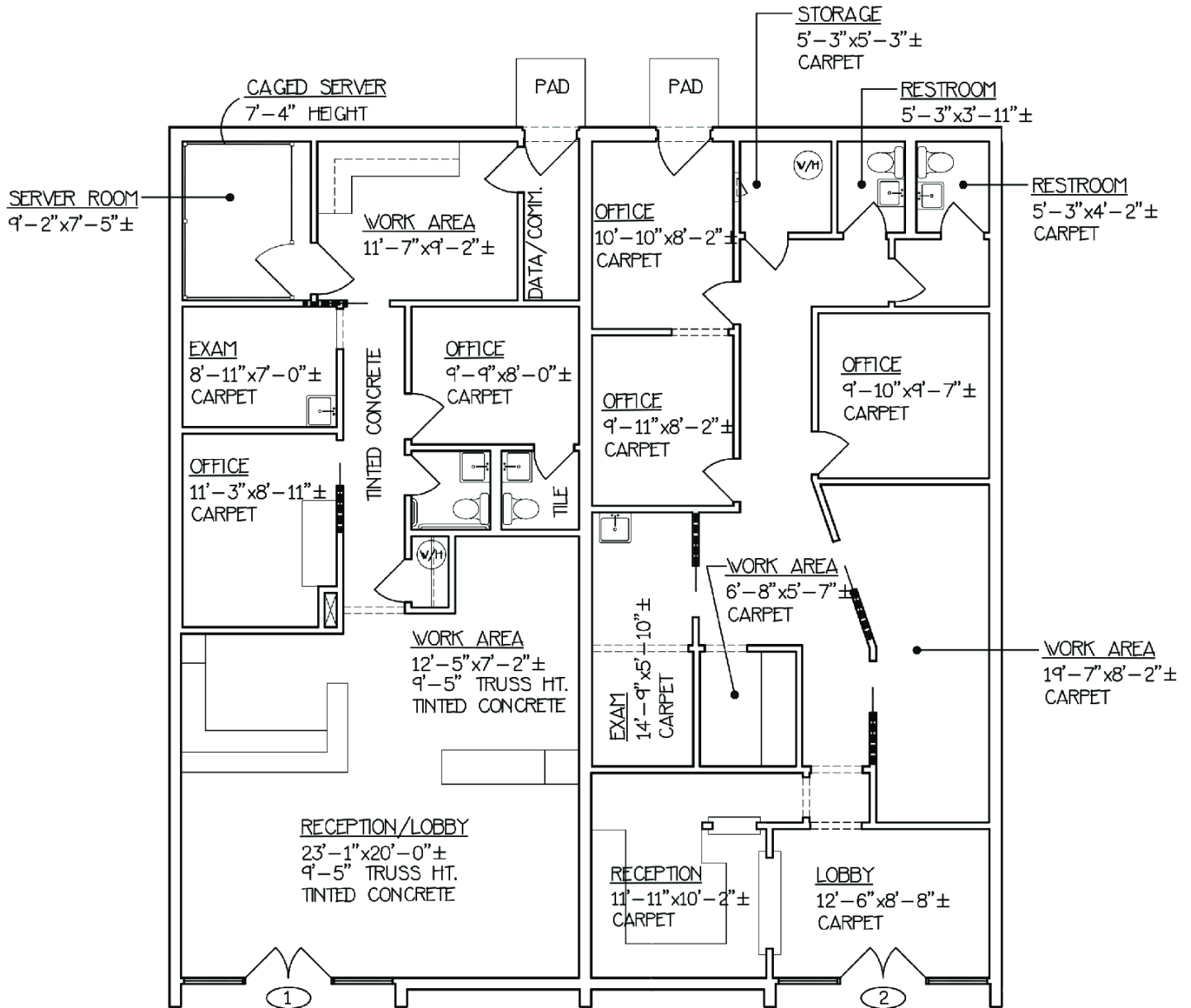
Monument Sign

KEITH BANDONI, CCIM
+1 505.880.7015
Keith.Bandoni@colliers.com
NM Lic.#14472

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

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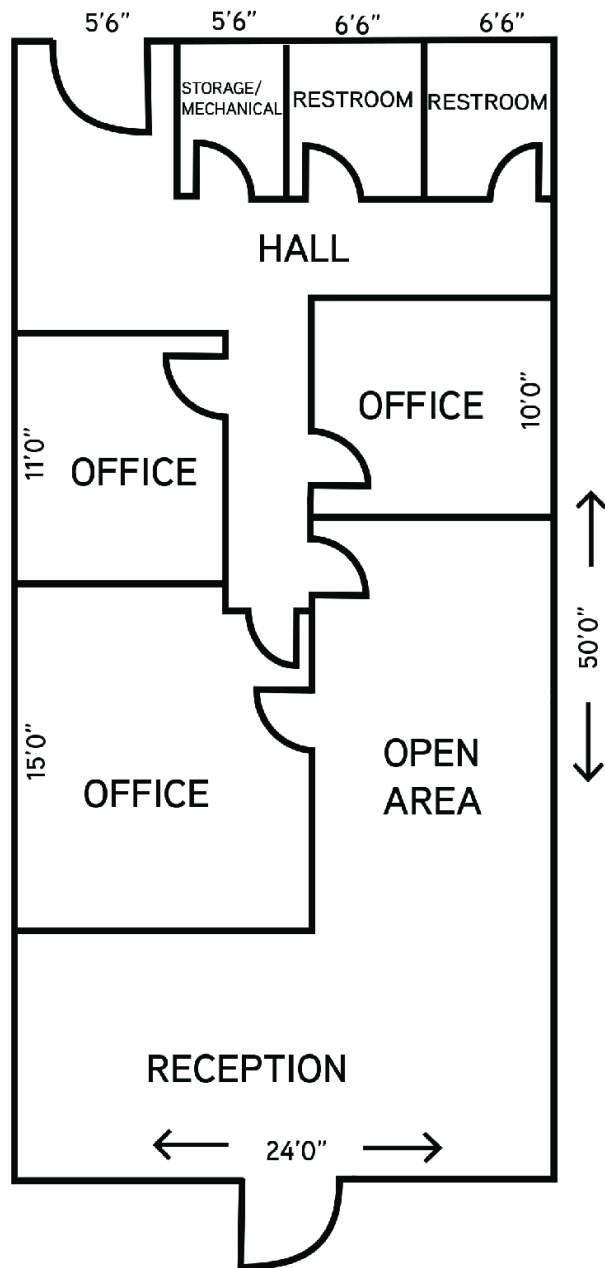


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Floor Plans

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Suite 5

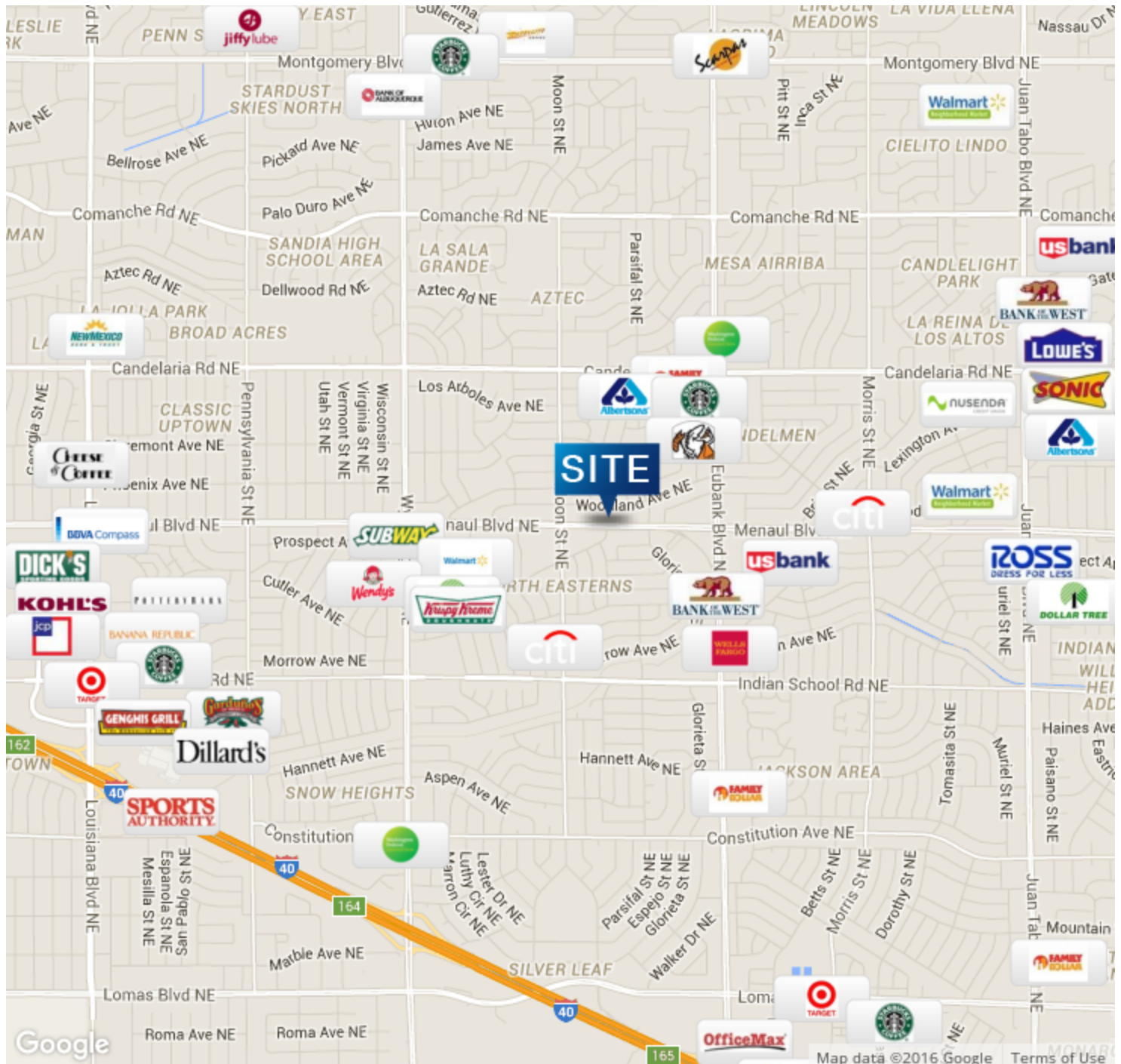
APOD

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	Annual	Price/SF	Comments
Potential Rental Income	\$77,400		
Less Vacancy Reserve	10%	(\$7,740)	
Effective Rental Income	\$69,660		
Gross Operating Income	\$69,660	\$9.68	
Expenses			
Real Estate Taxes	\$5,440	\$0.76	Actual
Property Insurance	\$1,913	\$0.27	Actual
Property Management	\$3,870	\$0.54	5% does not include NMGRT
Repairs and Maintenance	\$3,096	\$0.43	Estimated 4%
Utilities	\$1,440	\$0.20	Electric & Gas paid by Tenants
Miscellaneous/Reserves	\$2,322	\$0.32	3%
Total Operating Expenses	\$18,081	\$2.51	
Net Operating Income	\$51,579		

Area Retailer Map

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