

Investment Offering in Rio Rancho

2240-2320 GRANDE BLVD SE, RIO RANCHO, NM 87124



100% Leased Office Condos for Sale

- > Sale Price: \$174.90/SF (Value per recent appraisal)
- > Zoning: C-1
- > Available Space: **Can be purchased individually OR as a portfolio**
 - 2320 Grande Blvd, Suite B > \$313,946
±1,795 SF NOI: \$24,272 Cap Rate: 7.7%
Medical tenant - Leased through 9/30/2020
 - 2320 Grande Blvd, Suite D > \$297,505
±1,701 SF NOI: \$21,616 Cap Rate: 7.3%
Office tenant - Leased through 3/31/2019
 - 2240 Grande Blvd, Suite F > \$320,242
±1,831 SF NOI: \$21,477 Cap Rate: 6.7%
Medical tenant - Leased through 9/30/2021

Building Amenities

- > Beautiful first generation office space in Rio Rancho, NM
- > Complex built in 2006
- > Rio Rancho Executive Plaza Condo Association in place and operational
- > Located near Intel and Rust Presbyterian Medical Center
- > Business park tenants comprised of numerous medical, dental, and professional tenants:
 - NM Heart Institute
 - Foot & Ankle Specialists
 - Jan-Pro Cleaning Systems
 - Medicus Clinic & Family Practice
 - Westside Endodontics
 - Superior Mortgage
 - Nagel CPA's
 - Christopher Alexander, Ph.D.

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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Aerial

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Site Plan

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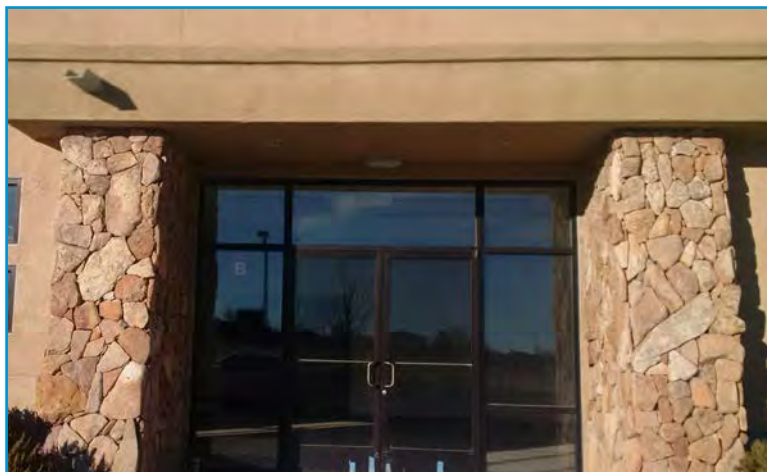


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Property Photos

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