



SALE PRICE	\$1,326,000
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OFFERING SUMMARY

BUILDING SIZE:	8,325 SF
LOT SIZE:	1.08 Acres
PRICE / SF:	\$159.28
CAP RATE:	10.25%
NOI:	\$135,960
RENOVATED:	2015
ZONING:	MX-M
TRAFFIC COUNT:	25,000

PROPERTY OVERVIEW

Dark Store. NNN leased to Advance Auto Parts. 5+ years remaining on the initial lease term. Landlord only responsible for maintaining roof and structure. Roof under warranty. Additional "Add Value" play by developing or subdividing approx. .30 acre excess land.

PROPERTY HIGHLIGHTS

- Rare Passive Income with Add Value Potential
- Located on Historic Route 66
- Near University of New Mexico
- Firm Lease Term until 10/31/2031

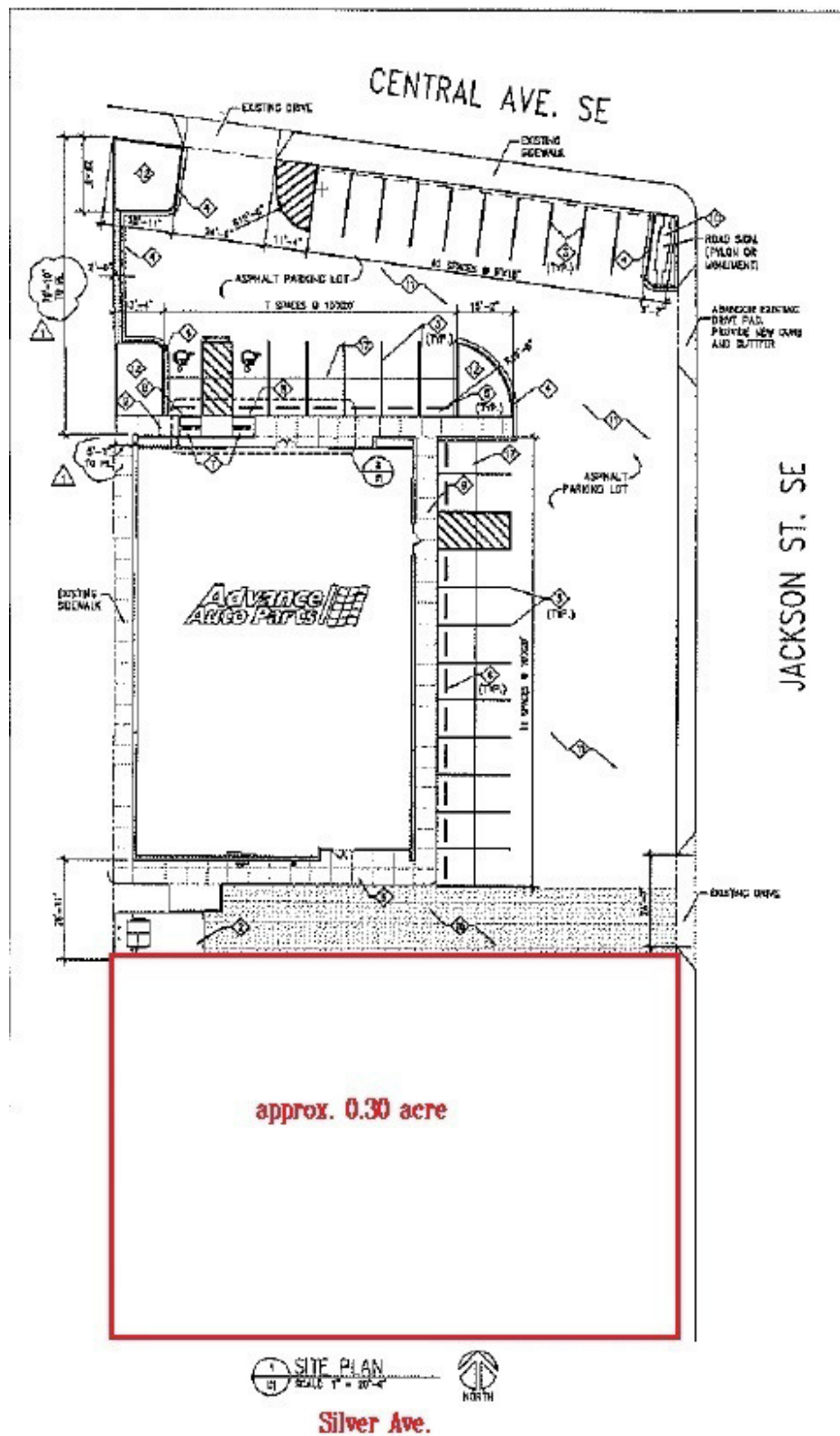
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