



**ATLAS**  
COMMERCIAL BROKERAGE

GLOBAL STRENGTH, LOCAL EXPERTISE



**100% LEASED**

**118 SOUTH MAIN STREET  
BELEN, NM 87002**

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QUALIFYING BROKER

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## PROPERTY OVERVIEW

THIS 10-PLEX IN BELEN, NEW MEXICO INCLUDES 8,000 SQUARE FEET AND HAS BEEN SUPERLATIVELY MAINTAINED AND RECENTLY REMODELED. 14 ON-SITE PARKING SPACES ARE PROVIDED. NEW AIR CONDITIONING UNITS HAVE BEEN INSTALLED IN ALL UNITS. AS IN MOST APARTMENTS, OCCUPANCY VARIES BUT THE 10-PLEX IS CURRENTLY 100% OCCUPIED. EACH UNIT IS EQUIPPED WITH ADA BATHROOMS. VERY WALKABLE, NEAR RESTAURANTS, GROCERY STORES, RETAIL AND COMMUNITY AMENITIES. LOCATED DIRECTLY NEXT TO CITY HALL AND THE NEWLY BUILT COURTHOUSE. ALL MUNICIPAL UTILITIES FOR GAS, WATER, ELECTRICITY AS WELL AS WI-FI. EXTERIOR LIGHTING. ALL APARTMENTS ARE SMOKE-FREE.

## HIGHLIGHTS

- CENTRALLY LOCATED IN MID-DOWNTOWN
- THE VALENCIA COUNTY ASSESSOR INDICATES THAT THE PROPERTY WILL BE CONSIDERED RESIDENTIAL RATHER THAN COMMERCIAL FOR TAX PURPOSES
- NEW ROOF
- NEW AIR CONDITIONING IN ALL UNITS
- NEW CONCRETE WALKWAY
- NEW STUCCO ON EAST FAÇADE
- LOT SIZE .2385 ACRES
- ZONING IS C-1 UNDER BELEN/VALENCIA COUNTY ORDINANCES
- PROFESSIONAL MANAGEMENT

## INVESTMENT SUMMARY

- LIST PRICE \$ 1,280,000
- \$ 128,000 PER UNIT
- CURRENT ANNUAL GROSS INCOME \$ 119,760.00 + \$50.00 PER UNIT FOR MUNICIPAL TRASH REIMBURSEMENT
- ESTIMATED NET OPERATING INCOME IS \$102,860.00
- A CURRENT RENT ROLL IS AVAILABLE

**CONTACT US TODAY FOR MORE  
DETAILS OR TO SCHEDULE A VIEWING.**

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## **BELEN COMMUNITY INFORMATION**

BELEN, NEW MEXICO KNOWN AS THE "HUB CITY" DUE TO RAILWAY LORE IS APPROXIMATELY 30 MILES FROM ALBUQUERQUE AND 16 MILES FROM LOS LUNAS WHERE A ONE MILLION SQUARE FEET OF AMAZON SPACE IS LOCATED WITH POSSIBLE TENANTS.

ORIGINALLY FOUNDED BY SPANISH AND GENÍZARO COLONISTS, BELEN HAS EVOLVED INTO A VIBRANT TOWN THAT CELEBRATES ITS HERITAGE WHILE EMBRACING MODERN ATTRACTIONS. THE NAME "BELEN" TRANSLATES TO "BETHLEHEM" IN SPANISH, REFLECTING ITS CULTURAL ROOTS.

### **A FEW KEY ATTRACTIONS**

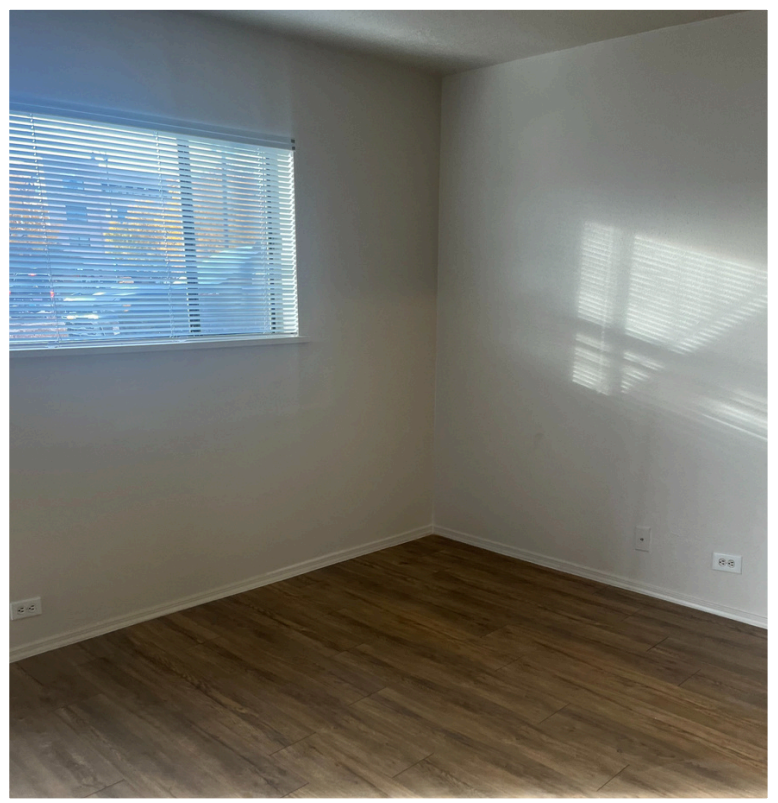
**BELEN HARVEY HOUSE MUSEUM:** THIS HISTORIC MUSEUM, BUILT IN 1901, SHOWCASES THE TOWN'S RAILROAD HISTORY AND THE ROLE OF THE HARVEY GIRLS IN HOSPITALITY. VISITORS CAN EXPLORE EXHIBITS THAT HIGHLIGHT LOCAL HISTORY AND THE SIGNIFICANCE OF THE RAILROAD IN BELEN'S DEVELOPMENT.

**WHITFIELD WILDLIFE CONSERVATION AREA:** LOVED BY NATURE LOVERS, IT FEATURES TRAILS THAT ALLOW VISITORS TO OBSERVE WILDLIFE AND BIRD SPECIES.

SEVERAL WINERIES AND BREWERIES ARE IN THE BELEN AREA, INCLUDING JARAMILLO VINEYARDS THAT WELCOME TASTING TOURS



# INTERIOR



# FLOOR PLAN

## 118 S Main St, Belen, NM

Main Floor Finished Area 759.25 sq ft



PREPARED: 2023/02/01



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

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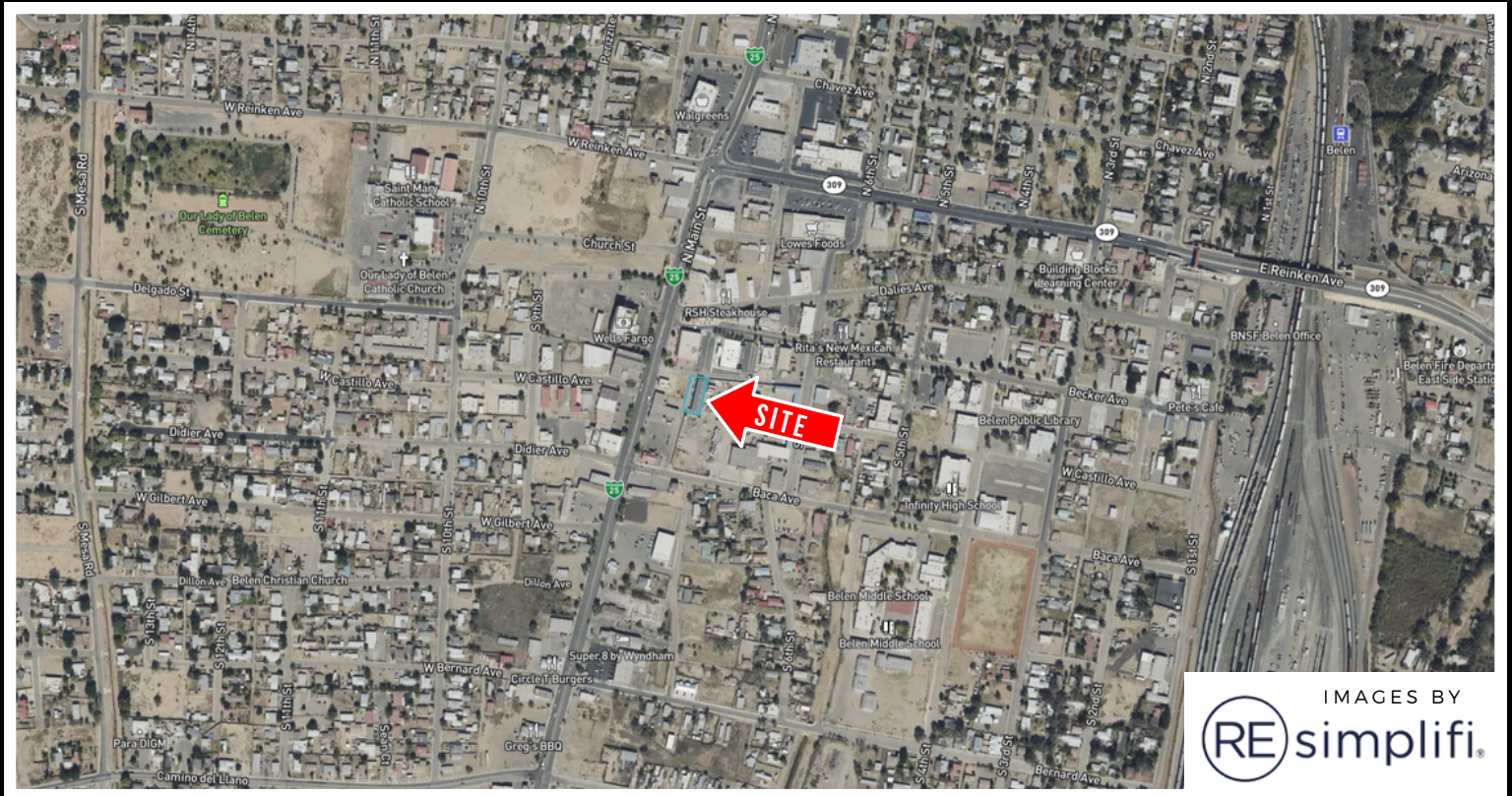
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# AERIALS



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