

**INVESTMENT
OPPORTUNITY!
FOR SALE!**

505.861.5669
www.ninotrujillo.com



MULTITENANT **4-Story Bank Building**
LEASE PROPERTY **101 Main Street Belen, New Mexico**



The information has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax financial and legal advisors.

PROPERTY OVERVIEW

PROPERTY ADDRESS

101 South Main Street
Belen NM 87002

ASKING PRICE

\$5,500,000.00

BUILDING SIZE

1st Floor- 11,760
2nd Floor- 11,760
3rd Floor- 11,760
4th Floor- 9,400
TOTAL- 44,680 SF

TOTAL LAND SIZE

3.84 Acres

GROSS RENT INCOME

\$420,388.00

POTENTIAL RENT INCOME

Call Nicole for
more information.

CONTACT

Nicole Golino

505.385.2817

nicolelgolino@gmail.com

PROPERTY OVERVIEW

PROPERTY ADDRESS

101 South Main Street, Belen NM 87002

ASKING PRICE

\$5,500,000.00

BUILDING SIZE

1st Floor- 11,760

2nd Floor- 11,760

3rd Floor- 11,760

4th Floor- 9,400

TOTAL- 44,680 SF

TOTAL LAND SIZE

3.84 Acres

GROSS RENT INCOME

\$420,388.00 (Annual)

POTENTIAL RENT INCOME

Call Nicole Golino for more information.

See page 9 for added Potential annual income

LEASE TYPE

Gross Lease

CONTACT:

Nicole Golino

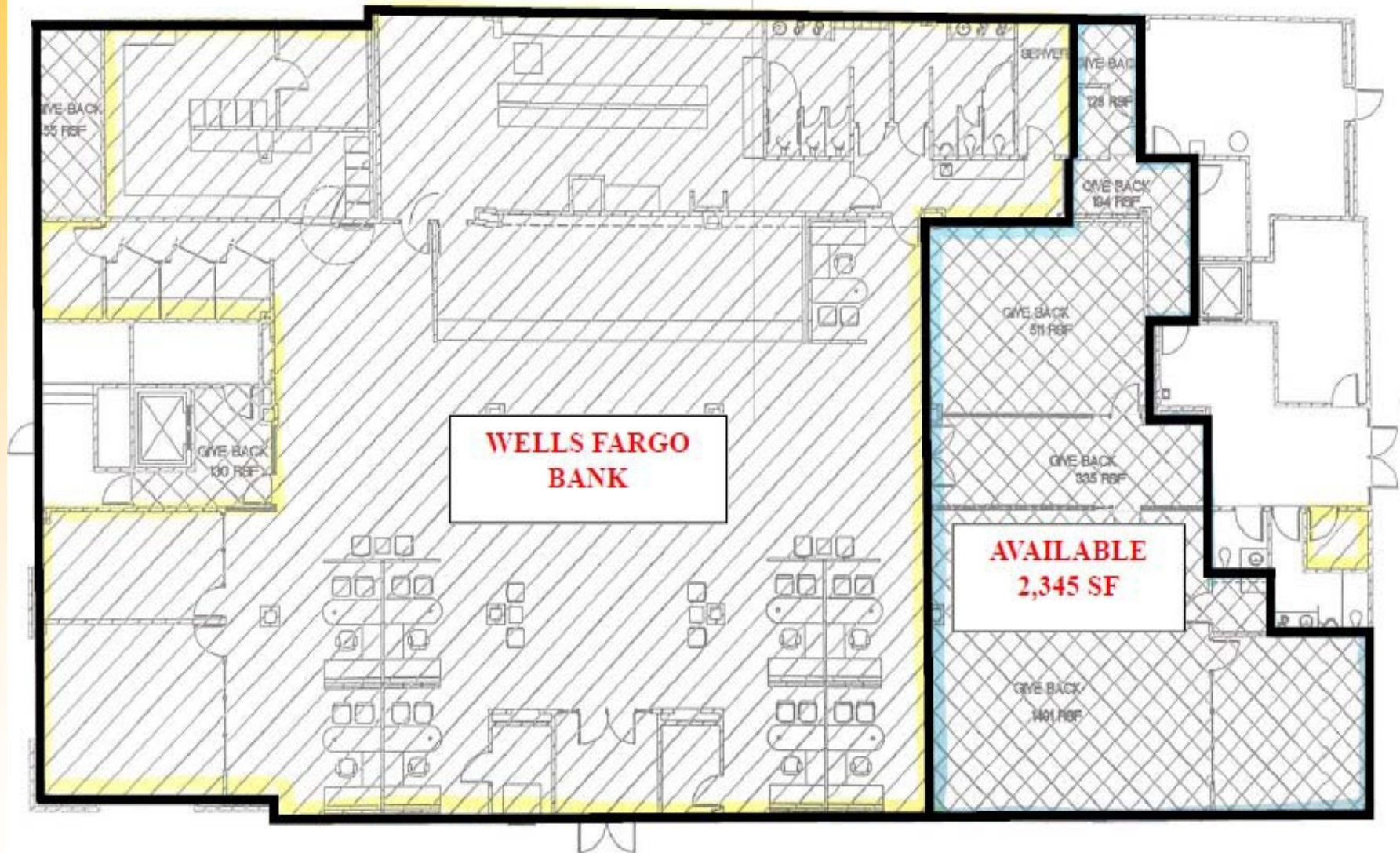
(505).385.2817

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This 4-Story building is one of the largest buildings located in Valencia County and sits on 3.86 acres of land.

Known as the Wells Fargo Bank building the property is centrally located in the heart of Belen across from City Hall.

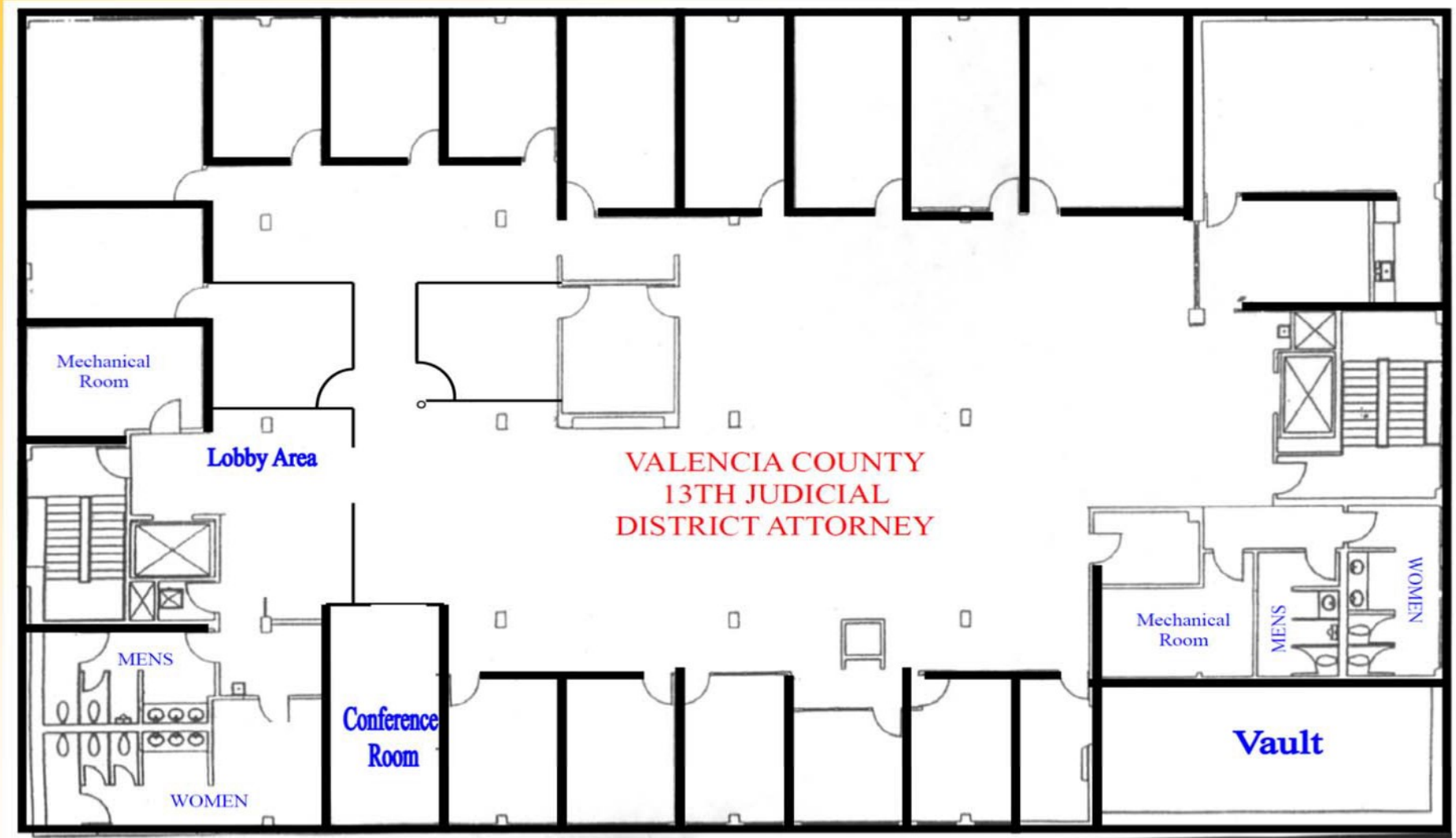
FLOOR PLAN
FIRST FLOOR



FIRST FLOOR **2,345 SF**

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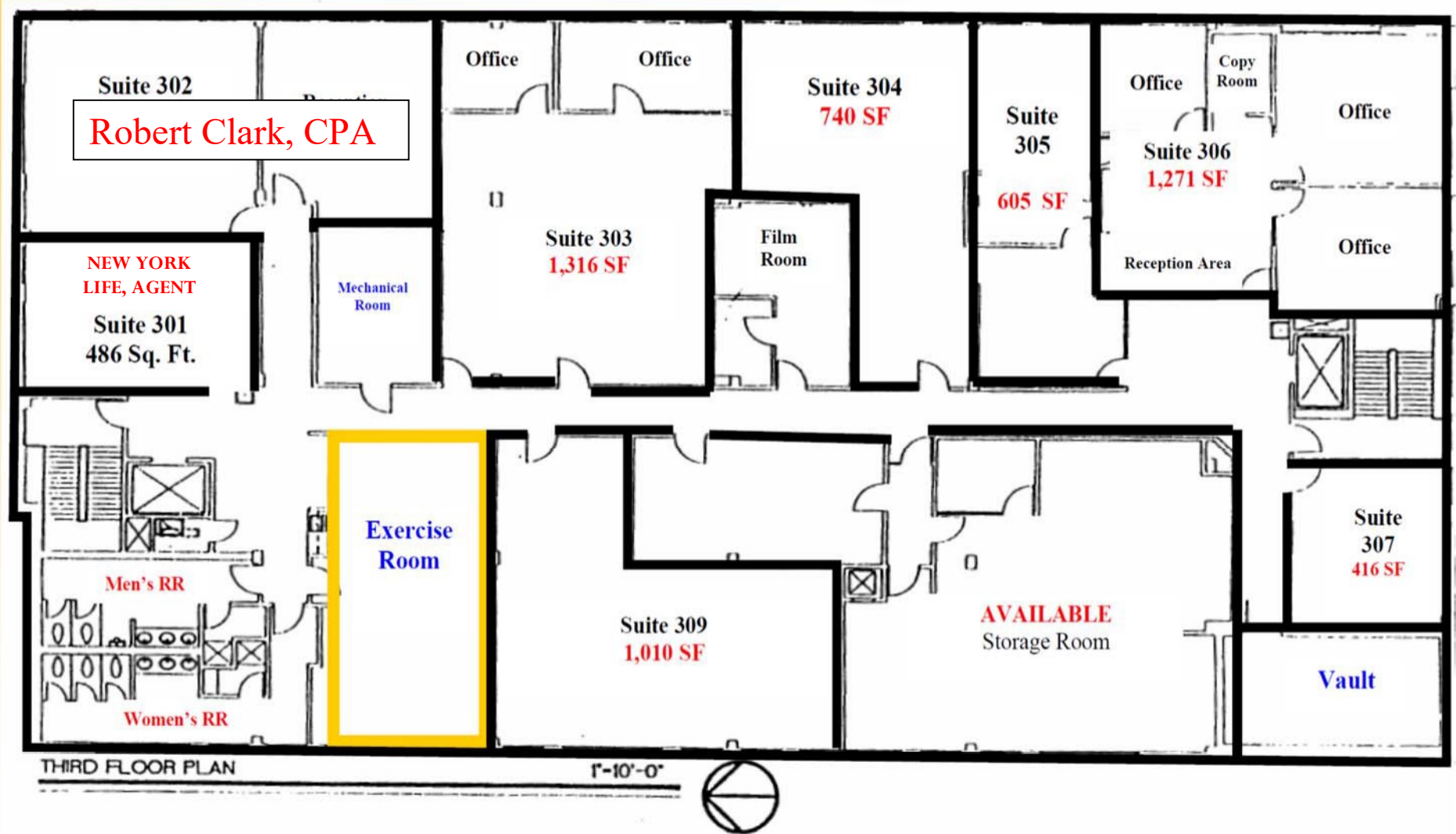
FLOOR PLAN
SECOND FLOOR



SECOND FLOOR

11,760 SF

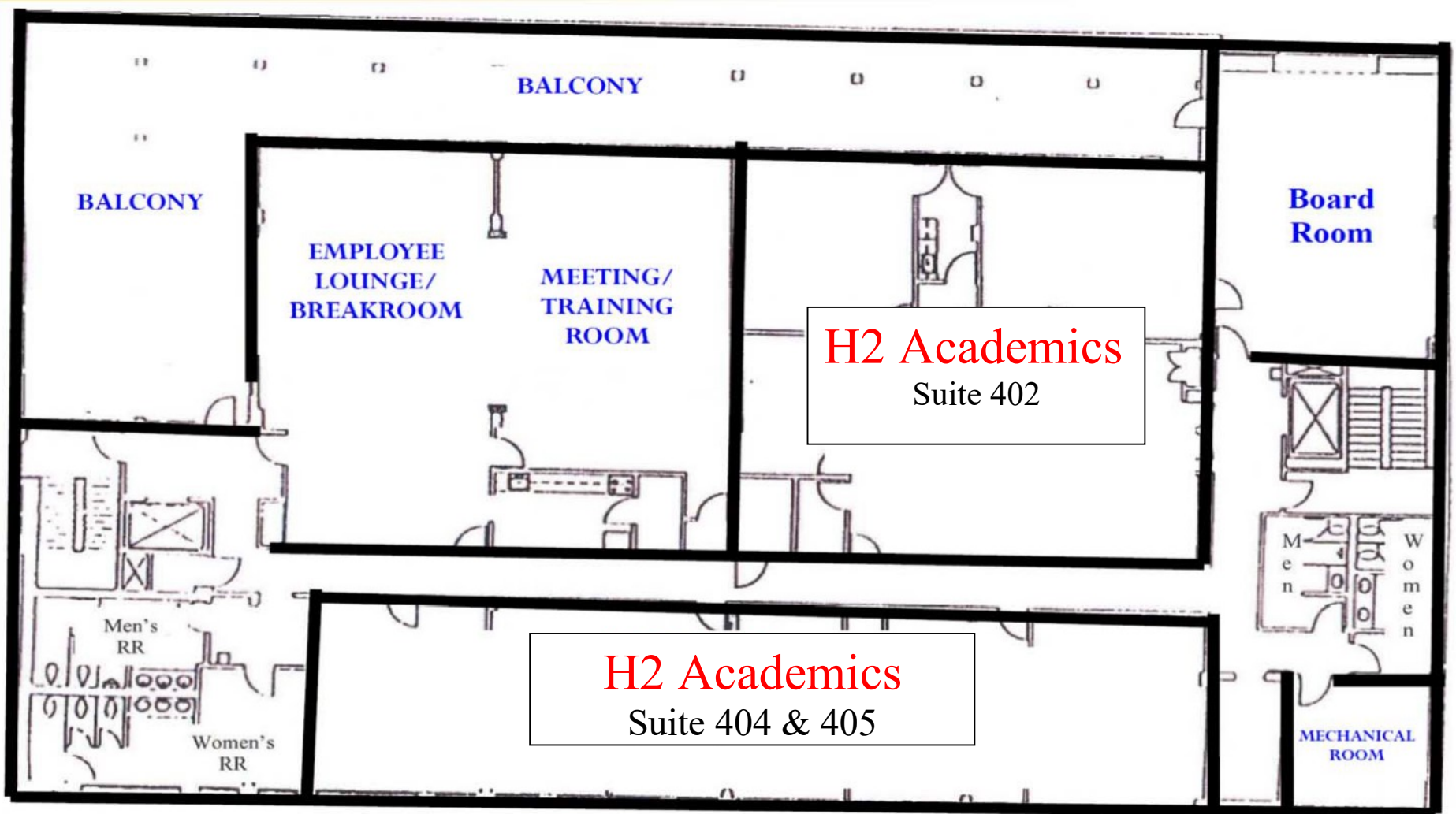
FLOOR PLAN
THIRD FLOOR



THIRD FLOOR

11,760 SF

FLOOR PLAN
FOURTH FLOOR



Fourth Floor Area 9,400 SF

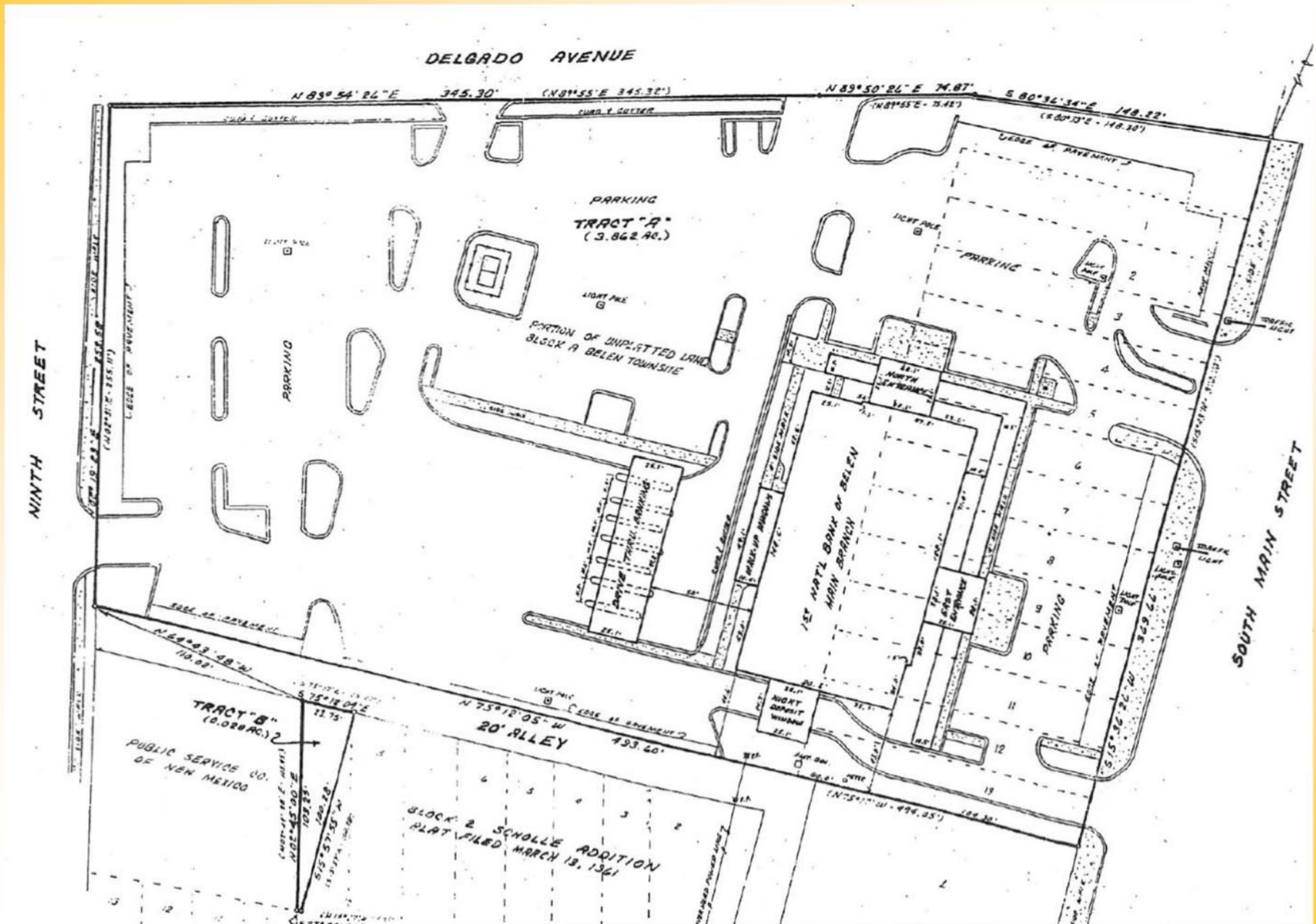
Walk Out Deck Area 2,630 SF

PROPERTY
AERIAL



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PROPERTY SURVEY



POTENTIAL RENTS

First Floor

@\$20.00 psf

2,345 SF- \$3,908.33 per month \$46,900.00-Annual

Third Floor

@\$15.00 psf

Suite 303— 1,316 SF- \$1,535.00 per month \$ 18,424.00— Annual

Suite 304— 740 SF- \$ 925.00 per month \$ 11,100.00— Annual

Suite 305— 605 SF- \$ 864.50 per month \$ 9,075.00— Annual

Suite 306— 1,271 SF \$1,588.75 per month \$ 19,065.00— Annual

Suite 307— 416 SF \$ 520.00 per month \$ 6,240.00— Annual

Suite 309— 1,010 SF \$1,262.50 per month \$ 15,150.00— Annual

**TOTAL \$10,496.16 per month \$125,954.000
Additional Potential Annual**

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