

SINGLE TENANT INVESTMENT OPP

**7,422 SF Office Bldg Leased Thru 2019
Near San Mateo/Central Intersection**

115-129 Madeira Dr. SE



- **7,422 SF Office Building on 0.46+ Acres on Flexible, C-3 Zoned Site**
- **Fully Occupied Office Building Thru November 2019 plus 3-Year Extension Option with Community-Oriented Substance Abuse Treatment Center**
- **Stabilized Investment Opp with Regional Tenant who has Occupied Since 2011**
- **Long Established Trade Area Near San Mateo & Central**
- **Major Area Activity Generators include State of NM Offices, Super Walmart**

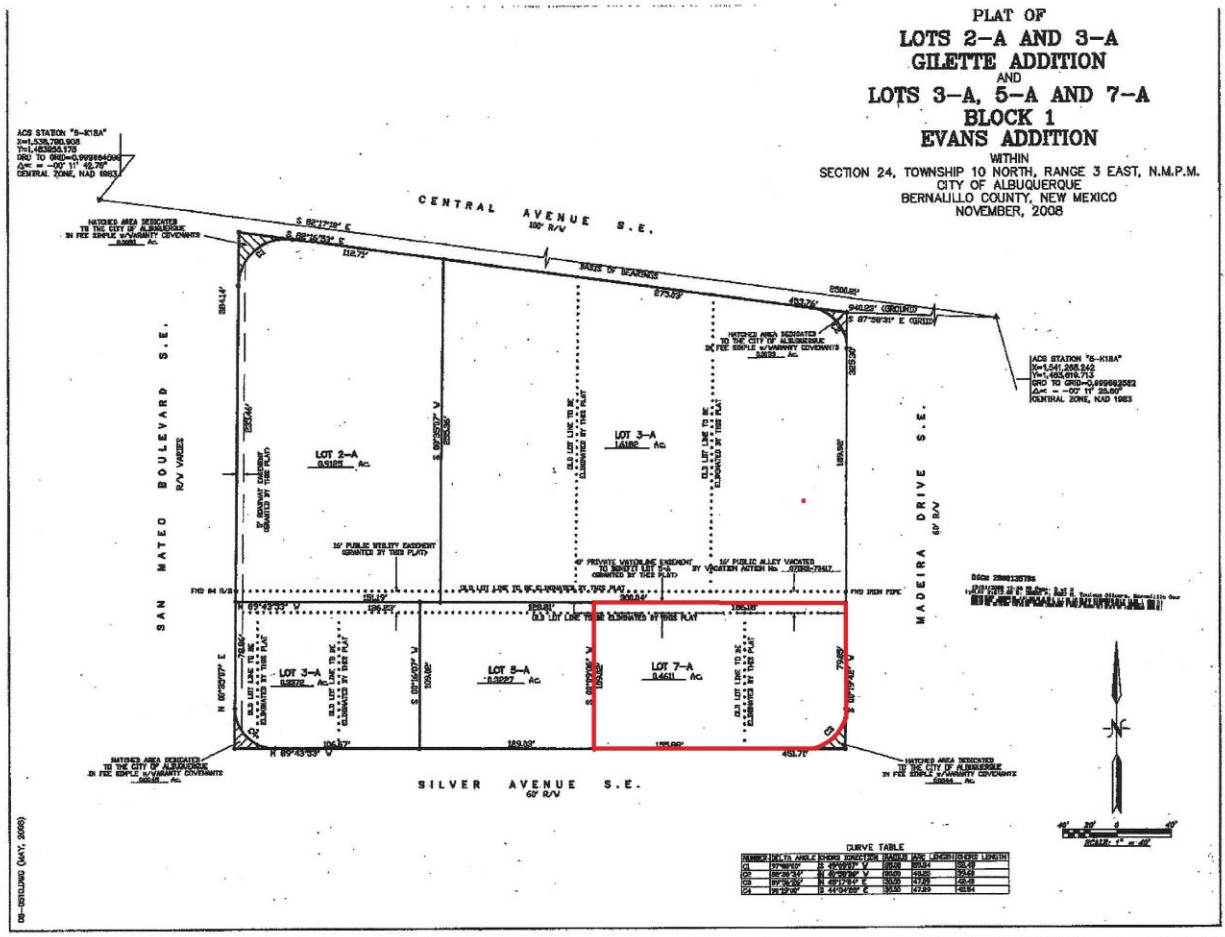
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Leasing ♦ Brokerage ♦ Development

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PROPERTY PROFILE

Project:	Albuquerque Treatment Center
Location:	115 thru 129 Madeira Street S.E. Albuquerque, New Mexico
Land Area:	0.4611+/- Acres (20,085 +/- SF)
Site Description:	The site is rectangular shaped and contains an L-shaped, fully leased, single-story office building with a finished basement area. The property sits two tracts south of Central Ave. and one lot east of San Mateo Blvd on the eastern outskirts of the redeveloping historic Nob Hill area.
Legal Description:	Lot 7-A, Block 1 of the Evans Addition to the City of Albuquerque, New Mexico
Zoning:	C-3, City of Albuquerque
Year Built:	1973
Building Profile:	The Madeira building is a 7,422 gross SF, L-shaped office building inclusive of approx. 1,250 SF of finished basement area. The entire building has been leased to Albuquerque Treatment Centers since July 2011 with Tenant recently extending for another 3 years thru November 2019 at a modified net lease rate of \$4,360/month with an additional 3-year extension option subject to CPI increases. The one-story building with basement was constructed of a combination of structural brick and CMU. Roof design is built-up tar and gravel. On-site parking is available in front of the building and adjacent to the west of the building. There are 6 rooftop, HVAC units that service the building, three of which have been replaced in last 5 years, and one of which was replaced in 2007. The building façade encompasses a beige brick design with a red clay Spanish tile overhang.
# of Parking Spaces:	30 total, 20 of which is secured west of the office building
Tenant Profile:	Albuquerque Treatment Centers, LLC. Company website is http://nmts.us
Property Amenities:	<ul style="list-style-type: none">• Secured employee parking lot west of the building• Flexible C-3, commercial zoning allows for a variety of uses.• Property lies in the path of redevelopment along Central Avenue (aka Route 66)• Centrally located with close proximity to Uptown, Midtown, Nob Hill & University areas.• Close proximity to the major ABQ hub of State offices• Property offering presents an excellent opportunity for an investor to purchase a stabilized, income-producing property at a strong cap rate
SALE PRICE:	\$ 581,000, (9% Cap Rate on Actual NOI)

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