

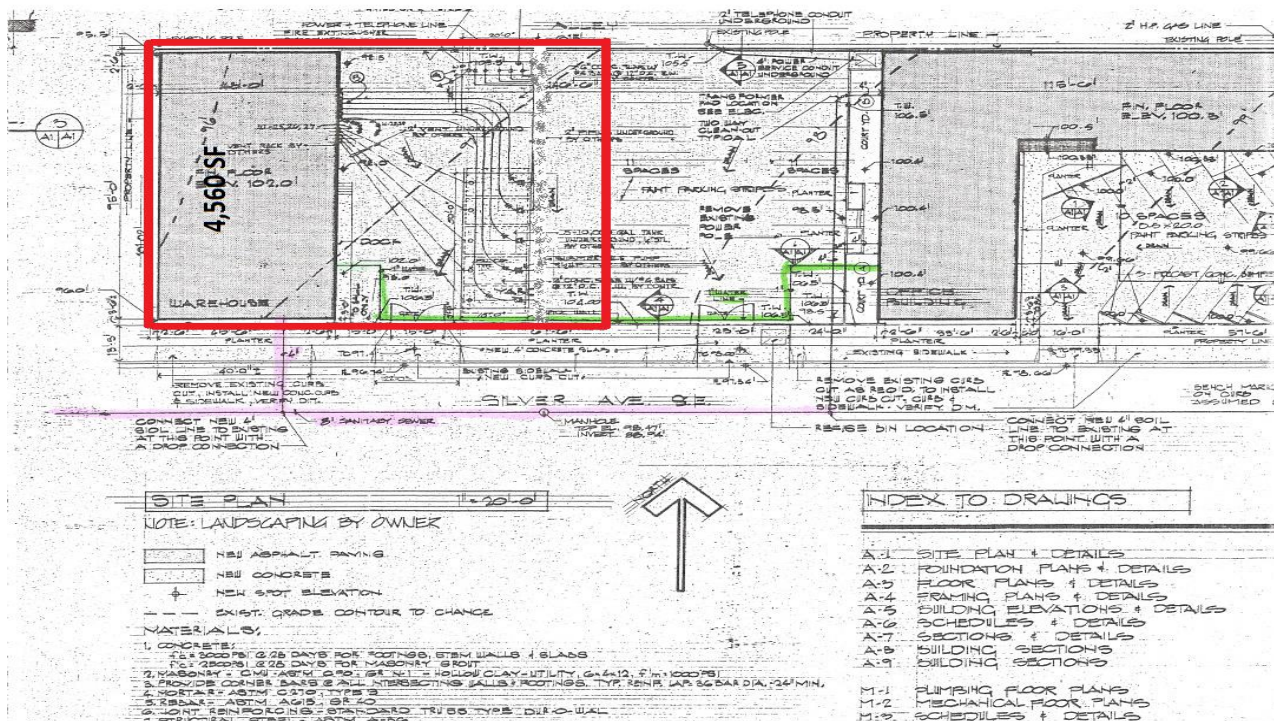
# AVAILABLE FOR SALE

4,560 SF WHSE with SECURED YARD

Near San Mateo/Central Intersection

*5315 Silver Ave. SE (Near SEC of San Mateo/Central)*





- 4,560 SF Warehouse Facility on 13,085 SF of C-3 Zoned Land
- Property Sits 1 Lot East of San Mateo and 1 Lot South of Central Ave. with Unimpeded Building Visibility from San Mateo Blvd.
- Property Lays Out Well for Auto Repair Uses w/ Numerous Bay Potential
- 12'+ High Ceiling Heights Throughout
- Block Wall Fenced Yard Space for Vehicle Storage
- Property Available For Sale at **\$275,000**
- Lies in Close Proximity to Nob Hill District
- Lease Currently in Place Thru June 2018 with Lessor Ability to Terminate Early in the Event of a Property Sale
- Seller Financing Considered for Qualified Buyer Prospects

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**C**ommer  
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**Leasing ♦ Brokerage ♦ Development**

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## **PROPERTY PROFILE**

<b>Project:</b>	Silver Avenue office/warehouse property
<b>Location:</b>	5315 Silver Avenue SE Albuquerque, New Mexico
<b>Land Area:</b>	0.3004+/- Acres (13,085 +/- SF)
<b>Site Description:</b>	The site is rectangular shaped (109' by 120') and contains a single-story, office/warehouse building. The property sits one tract south of Central Ave. and one lot east of San Mateo Blvd on the eastern outskirts of the redeveloping historic Nob Hill area.
<b>Legal Description:</b>	Lot 5-A, Block 1 of the Evans Addition to the City of Albuquerque, New Mexico
<b>Zoning:</b>	C-3, City of Albuquerque
<b>Year Built:</b>	1973
<b>Building Profile:</b>	Silver office/warehouse - a 4,560 SF, rectangular shaped building that sits west of the former Horn office building across the parking lot. There is approx. 7,500 SF of fenced yard space. The building has evaporative cooling with a natural gas forced air furnace and supplemental heating from two suspended unit heaters.
<b>Lease in Place:</b>	Property is currently leased to DaVita Medical Group (fka ABQ Healthcare Partners) thru June 2018 (with no renewal options) for storage purposes. Currently modified net rent is well below market at \$1,675/month.
<b>Property Amenities:</b>	<ul style="list-style-type: none"><li>• Flexible layout for a variety of office/whse users including automotive repair, wholesale, manufacturing</li><li>• Flexible commercial zoning allows for a variety of potential uses that could compliment area</li><li>• Site possesses strong visibility along San Mateo Blvd across from Super Walmart</li><li>• Property lies in the path of redevelopment along Central Avenue (aka Route 66)</li><li>• Centrally located with close proximity to Uptown, Midtown, Nob Hill &amp; University areas.</li><li>• Close proximity to the major ABQ hub of State offices</li></ul>
<b>SALE PRICE:</b>	<b>\$ 275,000</b>

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PLAT OF  
**LOTS 2-A AND 3-A**  
**GILLETTE ADDITION**  
 AND  
**LOTS 3-A, 5-A AND 7-A**  
**BLOCK 1**  
**EVANS ADDITION**

WITHIN  
 SECTION 24, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M.  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 NOVEMBER, 2008

