

Office/Warehouse For Sale

4300 Paseo del Norte NE, Suite C, Albuquerque, NM



Office/Showroom/Warehouse

List Price: ~~\$335,000~~ (\$131.42 PSF)

Lowered to \$325,000 (\$127.50 PSF)

Available: 2,549 ± SF total

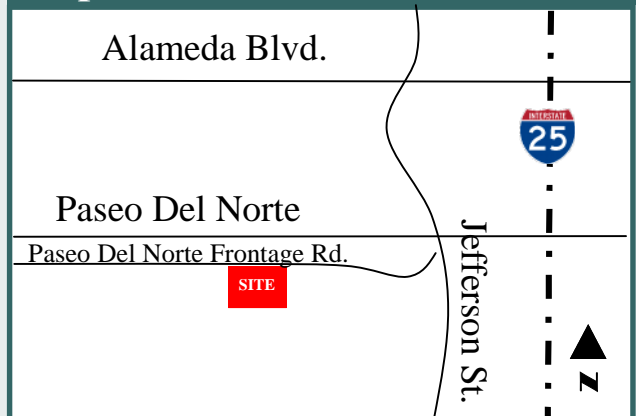
1,198 ± SF showroom/office

1,198 ± SF warehouse

153 ± SF upstairs office

- Excellent location on Paseo Del Norte, west of I-25
- Ample parking
- 22' high ceilings, drive in door
- Over 76,700 car per day exposure
- No lost rent in 8 years, 2 sold & 2 leased in last 10 months... **only 1 left!**

Map:



Contact:

James Mocho or Clay Azar

505.858.1444

263.1768 cell 480.9777

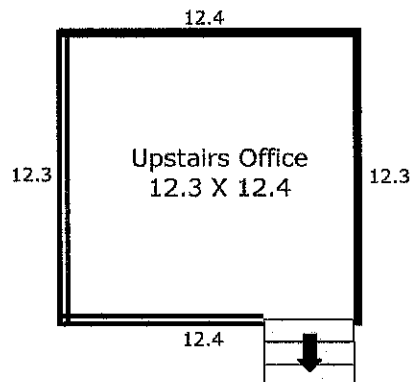
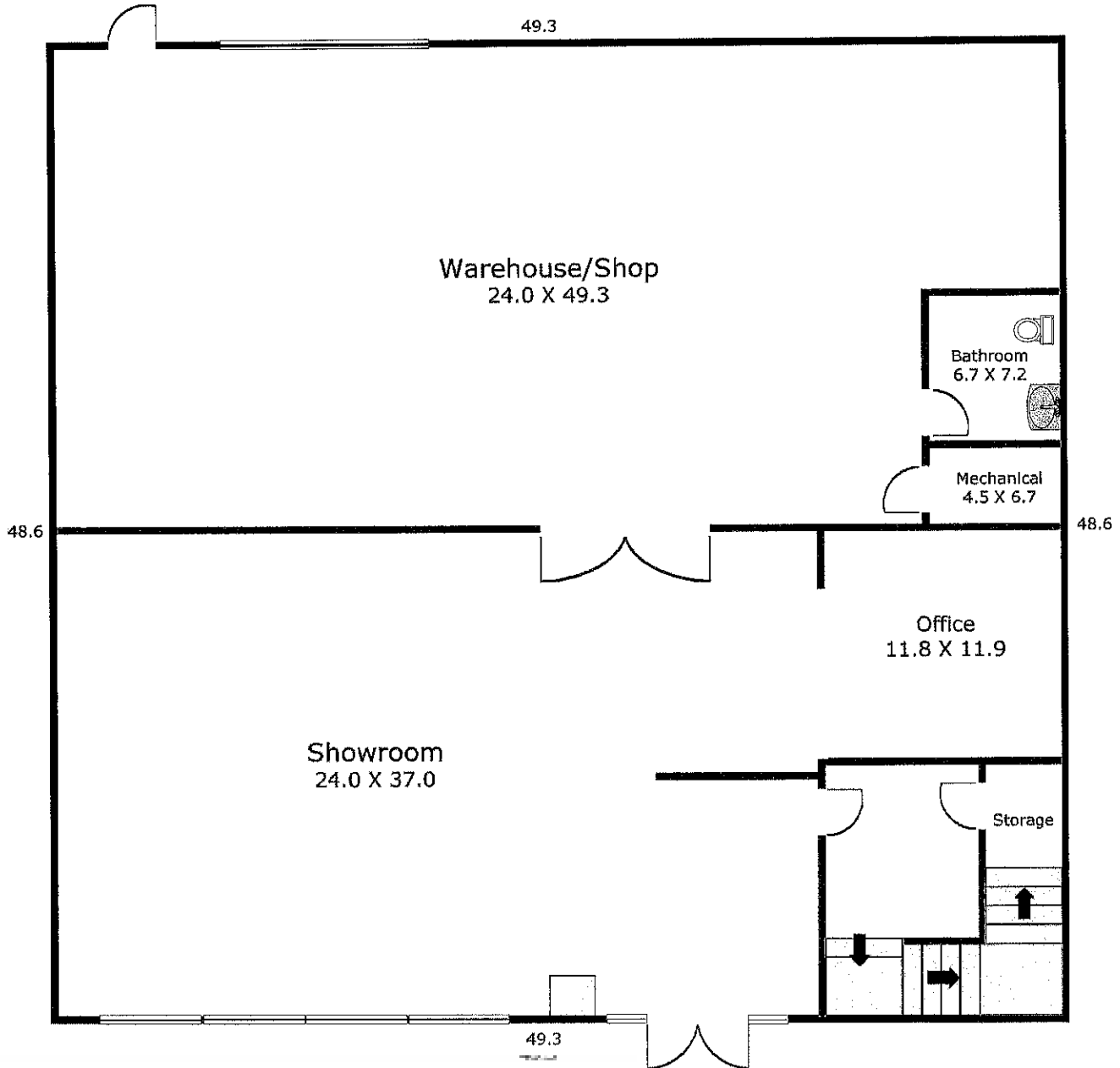
james@mcrnm.com

clay@mcrnm.com

Metro Commercial
REALTY . I N C .

8232 Louisiana Blvd. NE SUITE C, ALBUQUERQUE, NM 87113
505.858.1444 505.858.1448 fax WWW.MCRNM.COM

The information herein has been obtained from sources believed to be 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. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



Why rent when you can own for less per month?!

4300 Paseo Del Norte NE, Suite C

List Price:		\$325,000.00
List Price/ SF:	\$127.50	
Space	2,549 SF	
Lease Rate/ Month	\$2,100.00	
Annual	\$25,200.00	
Lease Rate/ SF	\$9.89	

Down Payment SBA	10%	\$32,500.00
Balance		\$292,500.00
Monthly Payment @ 5.5% - 30 year		\$1,660.78

Payment less than rent/month **\$439.22**