



Historic Tewa Lodge Investment \$798,000

29 Guest Rooms &
Manager's Apartment

5715 Central Ave NE
Albuquerque, NM 87108



Asking Price: \$798,000
Acres: 0.55
Building SF: 9,087
Rooms: 29 + Managers Apt
Price per Door: \$26,600
Price per SF: \$87.82
Cap Rate: 10.7%
Zoning: MX-M

DETAILS:

- Added to the historic registry in 1998
- One of the oldest continuously operating motels on Route 66
- New Certificate of Occupancy, over \$200,000 in recent renovations
- Strong Behavioral Health Tenant leases for \$15,000 month
- Located 1 mile west of The Downs Racetrack & Casino, Expo New Mexico, & Albuquerque Fairgrounds
- Approx. 135ft of Central Ave frontage
- 17,200 VPD on Central Ave
- 29,600 VPD on San Mateo Blvd
- 12,100 VPD on San Pedro Dr

INCOME	
2027	\$180,000
2023	\$296,330
2022	\$273,066

2026 Expenses	
Property Taxes	\$7,418.90
2025 Insurance	\$16,257
Phone & Internet	\$2,843
Utilities	\$31,861
Maintenance	36,000
Total	94,379.90

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Information is deemed reliable, but not guaranteed.