

Property Details

CONTROL: Exclusive VALUE: \$465,000
LOAN: \$0
EQUITY: \$465,000

TITLE: 601 E Coal
TYPE: Office Building
HAVE: This 22,963 square foot industrial building was previously leased long-term to Indian Jewelry Supply Manufacturing Co. and is now vacant. Originally appraised at \$725,000 in September 2019, the price has been reduced.
ADDRESS: 601 E Coal, Gallup, New Mexico
BENEFITS TO NEW OWNER: Owner Financing on this Vacant building. Ideal for redevelopment of Storage Units,

GROSS SCHEDULED INCOME: \$0 Actual
VACANCY LOSS: \$0
GROSS EFFECTIVE INCOME: \$0
EXPENSES: \$0
NOI: \$0
DEBT SERVICE: \$0
CASH FLOW: \$0
CAP RATE: 0.00%

BENEFITS SOUGHT: Income for Non-profit

CAN ADD: Additional Paper

REMARKS: The property features two levels, including a mezzanine, elevator, and basement. Approximately 62% of the space is finished office, with the remaining 38% designated for warehouse use. A gas-fired backup generator.

OWNER: Unm

COUNSELOR: Gary Bernier Phone: 505-833-1400
PO Box 37376 Cell: 505-220-9422
Albuquerque, New Mexico, 87176 Email: nmgar8@hotmail.com