

Property Details

CONTROL: Exclusive VALUE: \$384,000
LOAN: \$0
EQUITY: \$384,000

TITLE: Vacant Land with Cell Tower Lease
TYPE: Land

HAVE: 4565 Juan Tabo NE, a 0.4174-acre commercial property in the heart of Albuquerque's desirable Northeast Heights. Zoned NR-C (Non-Residential Commercial), this site offers endless potential for development. Key Features: Sale includes the cell tower lease.

ADDRESS: 4565 Juan Tabo Blvd. NE, Albuquerque, New Mexico
BENEFITS TO NEW OWNER: Instant reliable cash flow with room to develop. Centrally located with all utilities at line.

GROSS SCHEDULED INCOME: \$9,600 Actual
VACANCY LOSS: \$0
GROSS EFFECTIVE INCOME: \$0
EXPENSES: \$1,202
NOI: \$8,398
DEBT SERVICE: \$0
CASH FLOW: \$8,398
CAP RATE: 2.19%

BENEFITS SOUGHT: Liquidating to easy to manage cash flow properties or notes.

MOTIVATION: Seller is retired and wants cash flow with no hassle

REMARKS: 4565 Juan Tabo NE, a 0.4174-acre commercial property in the heart of Albuquerque's desirable Northeast Heights. Zoned NR-C (Non-Residential Commercial), this site offers endless potential for development. Key Features: Sale includes the cell tower lease.

OWNER: Richard Mann

COUNSELOR: Michael Schlichte Phone: 5056818578
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