

Property Details

CONTROL: Exclusive VALUE: \$435,000
LOAN: \$0
EQUITY: \$435,000

TITLE: Vacant Land with Cell Tower Lease
TYPE: Land
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.

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

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: 1.93%

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: 5053186264
1100 Alameda Blvd. NW Ste.4 Email: mike@my505home.com
Albuquerque, , 87114