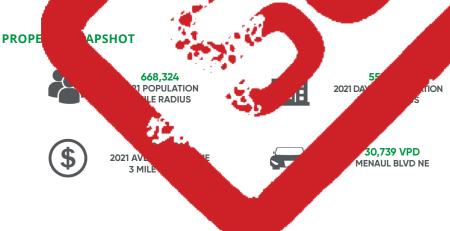


CALL FOR MORE INFORMATION





The information contained herein was obtained from sources deemed reliable; however, RESOLUT RE makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice. RESOLUT RE, which provides real estate brokerage services, is a division of Reliance Retail, LLC, a Texas Limited Liability Company.

AVAILABLE SPACE

SOLD

PROPERTY HIGHLIGHTS

- Flexibility of uses (retail, warehouse, showroom)
 - -M Zoning
- ntly built out for 3 tenants
- 1 nt (69% Occupied)
- Owr. Value-Add opport
- Property entially be sold vacant
- ngle Owners 1989
- ent NOI: \$77,9
- Pro na NOI: \$148,0
 10.6

TR/ C COUNT

naul Blvd NF Carlisle Blvd (SitesUSA 20

ARF FIC GENERATORS













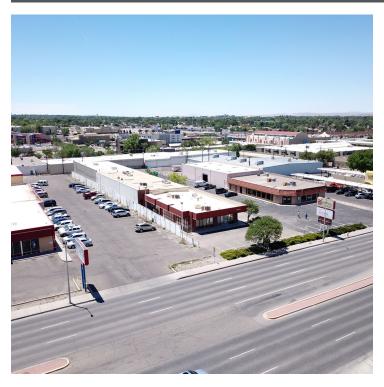
Daniel Kearney dkearney@resolutre.com 505.337.0777

Austin Tidwell, CCIM atidwell@resolutre.com

Rob Powell, CCIM rpowell@resolutre.com

Christian File cfile@resolutre.com

www.resolutre.com



Coolers



PROPERTY OVERVIEW

Sale Price: Available SF: 4,600 - 15,000 SF Lot Size: 1.26 Acres 1989 Year Built: MX-M Zoning: Submarket: Midtown 80' Frontage: Ceiling Height: 12' - 18' Metal & TPO Roof Type: A&B - Forced Air **HVAC Type:** C - Evaporative

PROPERTY OVERVIEW

3880 Menaul is a 15,0000 SF, multi-tenant, mixed use building in the heart of Albuquerque's Midtown. This property is currently 69% occupied (2/3 spaces), and could make for a good asset for an owner-user looking to grow into the space while receiving cash-flow. this could also make a great investment for someone looking to add value by increasing rents and leasing the last space. The property could also be sold vacant but some negotiating and lease termination fees would have to be paid to the tenant, this is negotiable. There is both retail, warehousing, and showroom utility to these spaces. The front (suite A) lends itself well to a retail/office showroom use while the back to suites are more catered towards industrial warehousing.

LOCATION OVERVIEW

This property is located in the SEC of Menaul & Carlisle in Albuquerque's Midtown. The property has a 2-minute drive time to Carlisle and I-40 and is a stones throw away from Albuquerque's Uptown submarket. The property is surrounded by national retail tenants and is prominently placed upon Menaul Blvd. one of Albuquerque's most important commuter thoroughfares.

Daniel Kearney dkearney@resolutre.com 505.337.0777

Austin Tidwell, CCIM atidwell@resolutre.com

Rob Powell, CCIM rpowell@resolutre.com

Christian File cfile@resolutre.com www.resolutre.com



The information contained herein was obtained from sources deemed reliable; however, RESOLUT RE makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice. RESOLUT RE, which provides real estate brokerage services, is a division of Reliance Retail, LLC, a Texas Limited Liability Company.







Daniel Kearney dkearney@resolutre.com 505.337.0777

Austin Tidwell, CCIM atidwell@resolutre.com

Rob Powell, CCIM rpowell@resolutre.com

Christian File cfile@resolutre.com

www.resolutre.com





The information contained herein was obtained from sources deemed reliable; however, RESOLUT RE makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice. RESOLUT RE, which provides real estate brokerage services, is a division of Reliance Retail, LLC, a Texas Limited Liability Company.

Interior Photos









Daniel Kearney dkearney@resolutre.com 505.337.0777

Austin Tidwell, CCIM atidwell@resolutre.com

Rob Powell, CCIM rpowell@resolutre.com

Christian File cfile@resolutre.com

www.resolutre.com





The information contained herein was obtained from sources deemed reliable; however, RESOLUT RE makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice. RESOLUT RE, which provides real estate brokerage services, is a division of Reliance Retail, LLC, a Texas Limited Liability Company.



Daniel Kearney dkearney@resolutre.com 505.337.0777

Austin Tidwell, CCIM atidwell@resolutre.com

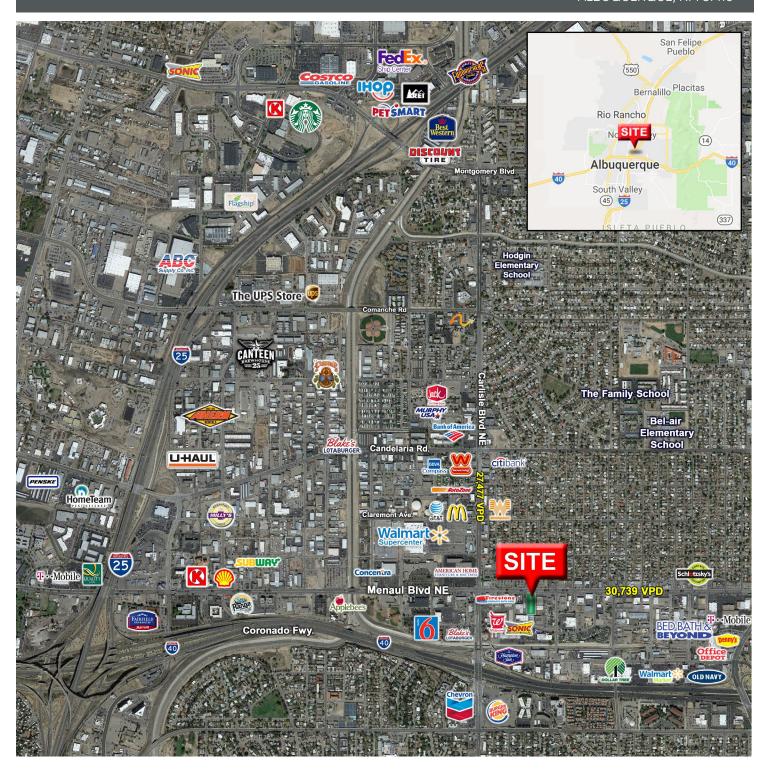
Rob Powell, CCIM rpowell@resolutre.com

Christian File cfile@resolutre.com

www.resolutre.com



The information contained herein was obtained from sources deemed reliable; however, RESOLUT RE makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice. RESOLUT RE, which provides real estate brokerage services, is a division of Reliance Retail, LLC, a Texas Limited Liability Company.



Daniel Kearney dkearney@resolutre.com 505.337.0777

Austin Tidwell, CCIM atidwell@resolutre.com

Rob Powell, CCIM rpowell@resolutre.com

Christian File cfile@resolutre.com

www.resolutre.com



The information contained herein was obtained from sources deemed reliable; however, RESOLUT RE makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice. RESOLUT RE, which provides real estate brokerage services, is a division of Reliance Retail, LLC, a Texas Limited Liability Company.