



FOR SALE | OFFICE

OFFICE SPACE FOR SALE –

\$2,715,019

2600 Yale Blvd SE, Albuquerque, NM 87106

SALE OVERVIEW

CAP RATE:	7.75%
NOI:	\$210,414
LOT SIZE:	2.46 Acres
BUILDING CLASS:	B
YEAR BUILT:	1975
ZONING:	SU-1
MARKET:	Albuquerque
SUB MARKET:	Airport
CROSS STREETS:	Randolph Rd SE & Yale Blvd

PROPERTY DESCRIPTION

Newport I is located along the east side of Yale Blvd. The 2-story building has 24,480 RSF and is an aggregate concrete-style building. It is currently leased to UNM. It is zoned SU-I for IP uses. Excellent location; near the Albuquerque International Sunport. Currently offered at 7.75% cap.

PROPERTY HIGHLIGHTS

- Offers convenience of easy freeway access, close proximity to UNM, CNM, Hospitals, Kirtland Air Force Base, restaurants and hotels.
- Parking Lot 3.2:1000



J. RICHARD RIVAS
505.270.9775
rivas@cresnm.com

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