

8207 CENTRAL AVE NE

Albuquerque, NM 87110



BERKSHIRE HATHAWAY
NM COMMERCIAL REAL ESTATE



FOR SALE



**RARE AUTOMOTIVE/
INDUSTRIAL PROPERTY
NOW AVAILABLE**



**SALE PRICE:
\$1,260,000**



**+/- 11,448 SF
AUTOMOTIVE /
INDUSTRIAL FACILITY**



LOT SIZE: 0.64 ACRES

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OFFERING MEMORANDUM

The information contained herein was obtained from sources deemed reliable; however, Berkshire Hathaway NM Commercial Real Estate 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.

EXECUTIVE SUMMARY

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KEY HIGHLIGHTS:

- » **11,448 SF Automotive / Industrial Facility**
- » **Offered at \$1,260,000**
- » **Monument Signage on Central Avenue – Excellent Visibility**
- » **Owner Financing Offered – Flexible Purchase Terms**

BUILDING & FUNCTIONAL FEATURES:

- » **2 Paint Booths**
- » **6 Vehicle Lifts**
- » **4 Roll-Up Doors**
- » **3-Phase 480 Volt Power**
- » **Fully Insulated Interior**
- » **Swamp Cooled Warehouse**
- » **Roof ~ 3 Years Old**
- » **4 Private Offices**
- » **2 Restrooms**
- » **1 Storage Room**



PROPERTY DESCRIPTION:

Rare automotive/industrial property now available For Sale at \$1,260,000 a highly visible, fully equipped 11,448 SF automotive/industrial facility strategically located on Central Avenue (Historic Route 66) is one of Albuquerque's primary east west commercial corridors with strong traffic exposure and connectivity across the city.

This turnkey property delivers exceptional flexibility for owner-users, investors, or redevelopment opportunities. The facility features two paint booths, six vehicle lifts, four roll up doors, and robust 3 phase 480 volt power, ideal for automotive, body shop, fabrication, or light industrial uses. Interior improvements include four private offices, two bathrooms, and a storage room, all within a fully insulated building with a roof replaced approximately three years ago and a swamp cooled warehouse.

Two long term month to month tenants currently occupy approximately 5,000 SF of the building, providing supplemental income while preserving flexibility for future use. JC Auto pays \$2,000/mo and Valledito pays \$700/mo. Additionally, Owner Financing is offered to qualified buyers, creating an attractive acquisition structure in today's competitive market.

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OFFERING DETAILS:

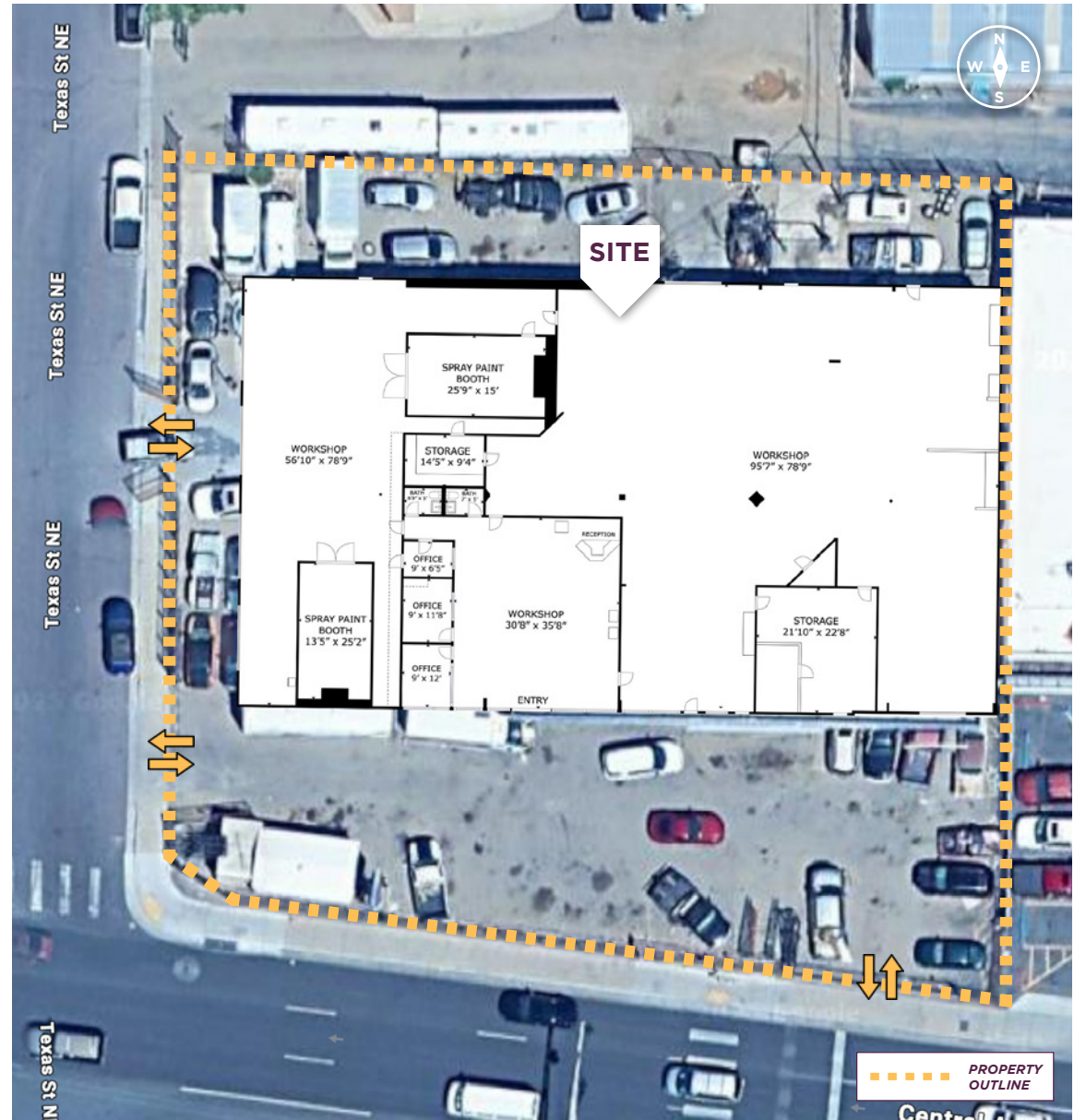
ADDRESS:	8207 Central Ave NE Albuquerque, NM 87110
LOT SIZE:	11,448 SF Automotive / Industrial Facility, 0.64 Acres
SALE PRICE:	\$1,260,000
POPULATION:	~231,000+ (5 Mile Radius)

INCOME & TENANCY:

- » Approximately 5,000 SF Occupied by Existing Tenants
- » JC Auto — \$2,000/Month, Month To Month, Long Term Tenant
- » Valledito — \$700 /Month, Month To Mont, Long Term Tenant

DEMOGRAPHICS (5-MILE RADIUS):

- » Population: ~231,000+
- » Households: ~ 100,000+
- » Median Household Income: \$51,000-\$55,000

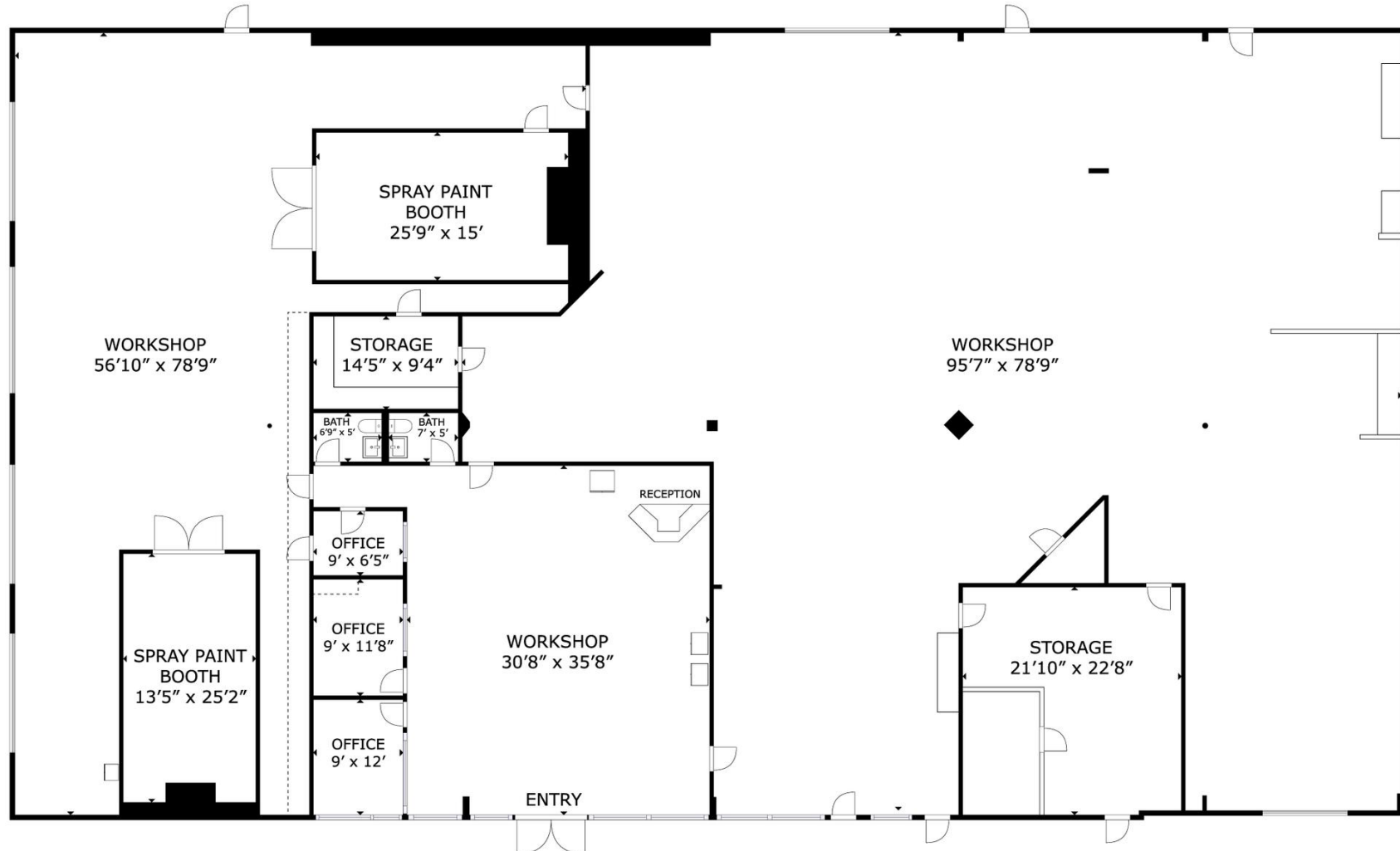


FLOOR PLAN

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8207 Central Avenue NE, Albuquerque, NM, 87108

FLOOR 1: 11448 sq ft

TOTAL LIVEABLE AREA (BASED ON EXTERIOR DIMENSIONS): 11448 sq ft

ALL MEASUREMENTS ARE APPROXIMATE. THIS DOCUMENT MAY NOT BE USED TO DETERMINE THE VALUATION OF THE PROPERTY OR ESTIMATE REPAIRS OR IMPROVEMENTS.
ALL PARTIES USING THIS DOCUMENT AGREE TO TAKE THEIR OWN MEASUREMENTS IN ORDER TO DETERMINE THE LAYOUT AND SIZE OF THE PROPERTY.

FRONT YARD PHOTOS

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FRONT LOBBY PHOTOS

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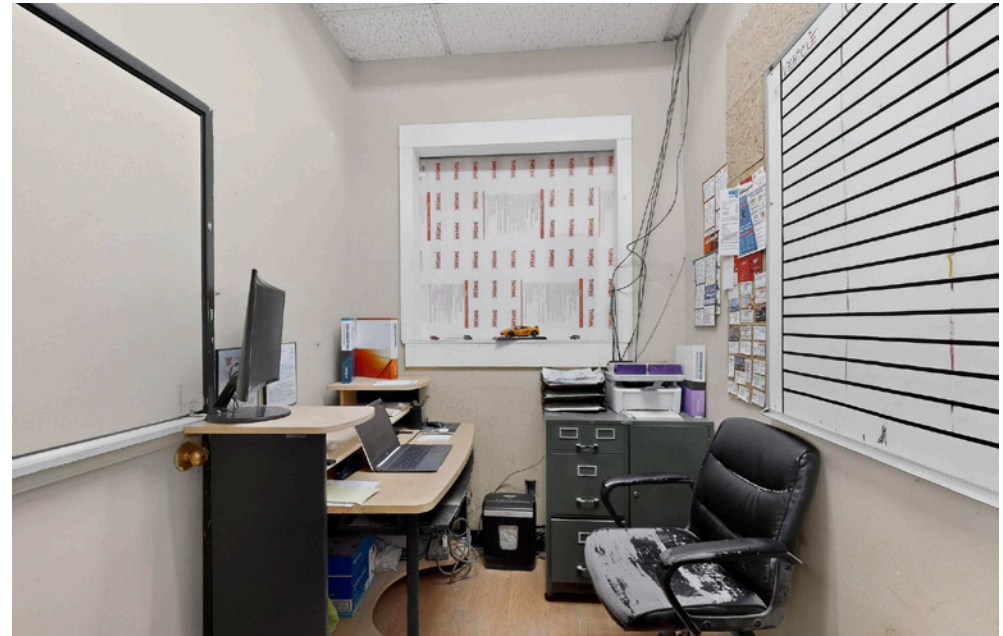


OFFICE PHOTOS

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BODY SHOP PHOTOS

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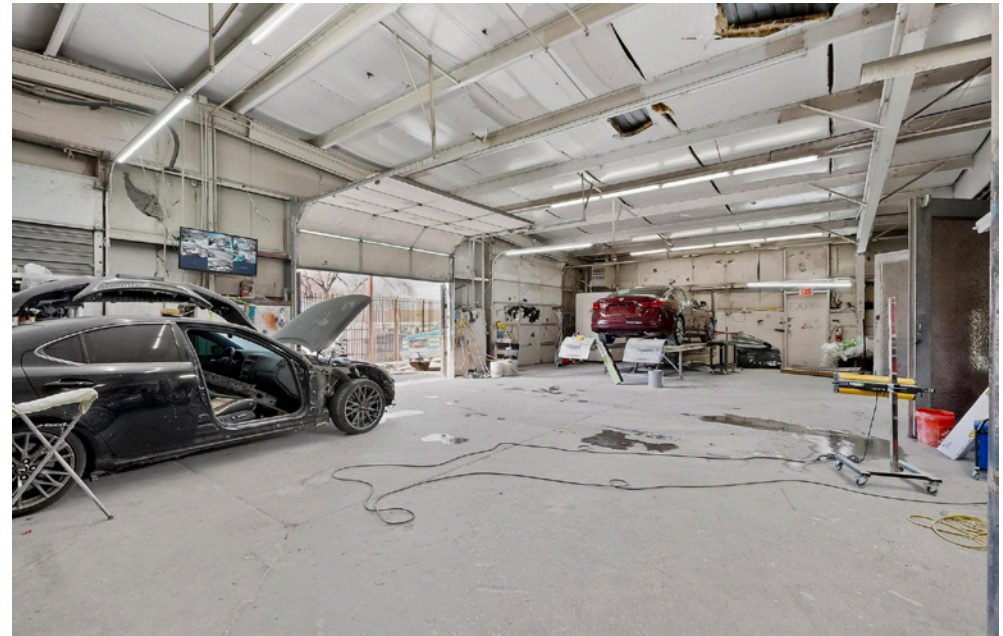
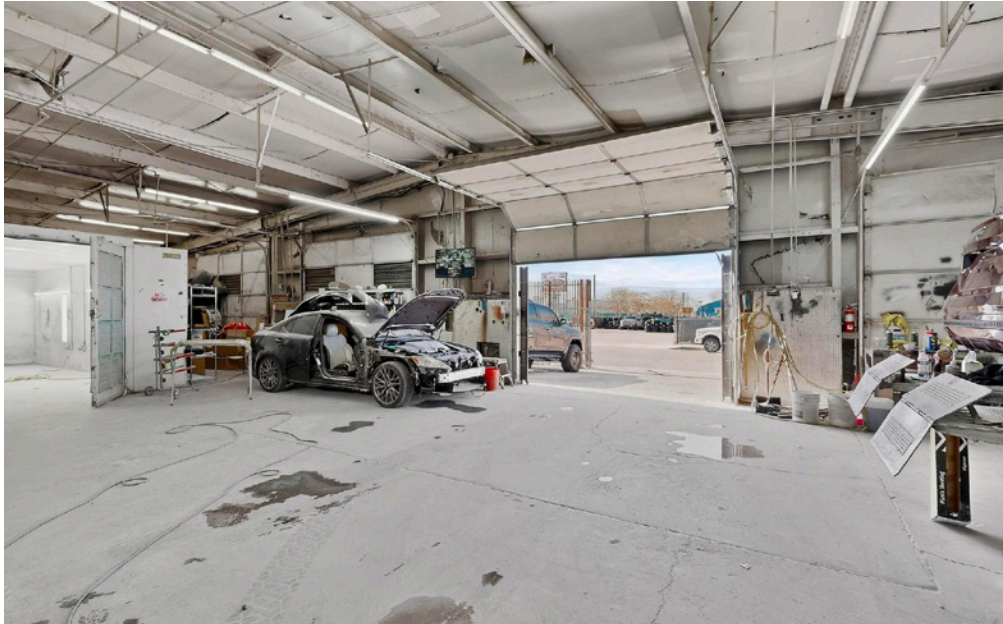


PAINT SHOP PHOTOS

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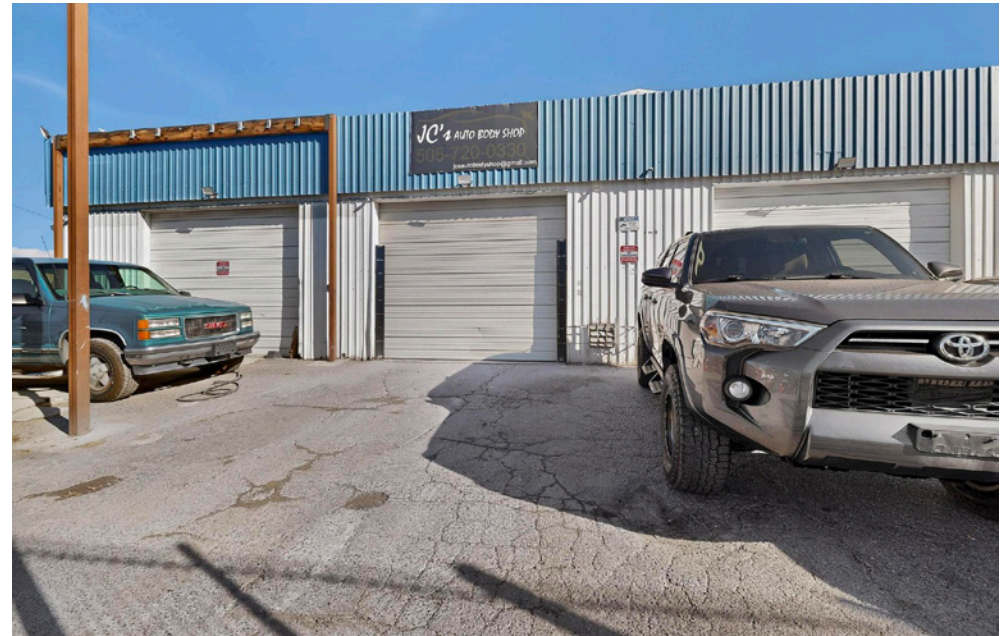
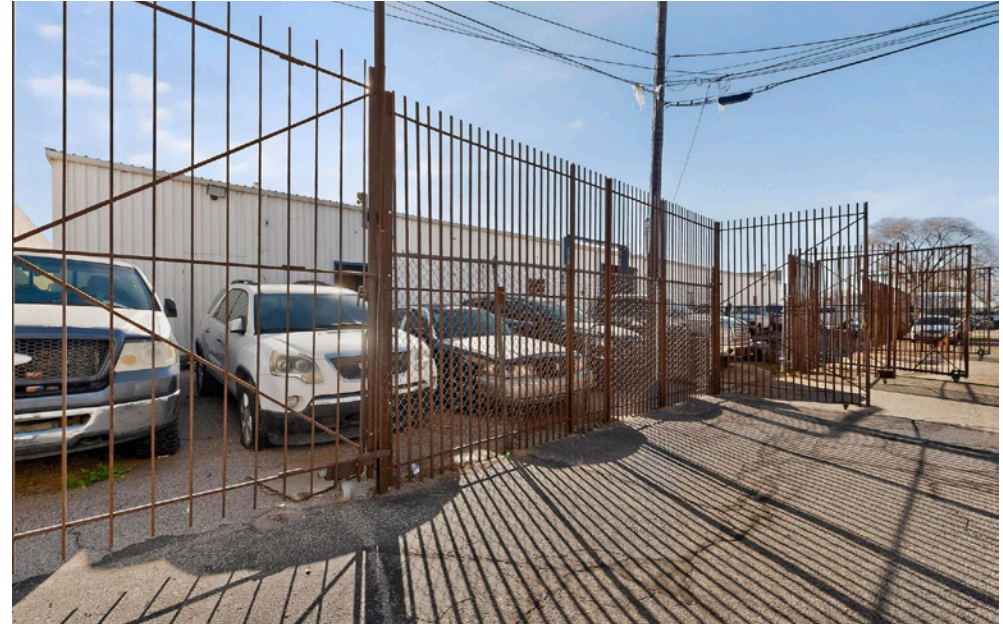


YARD PHOTOS

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LOCATION MAP

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