



1620 Carlisle
Boulevard Se
Albuquerque, NM,
87106

COM LEASE

0 BATHROOM

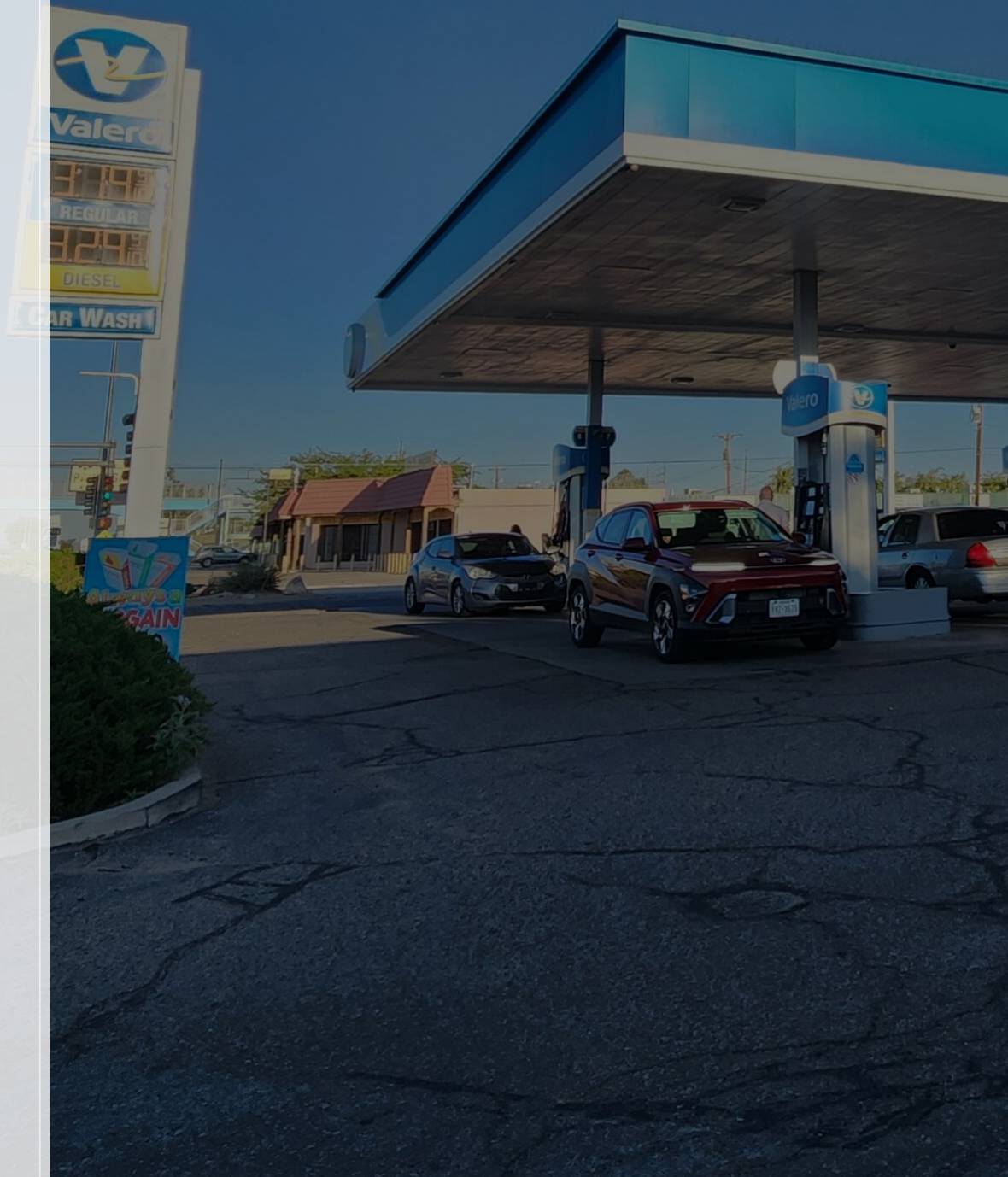
0 BEDROOM

0.7 ACRES

MLS # 1072320

PRICE:

\$10,000

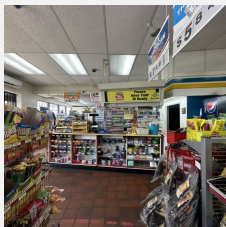


1620 CARLISLE BOULEVARD SE ALBUQUERQUE, NM, 87106

\$200,000 non-refundable down payment for lease, and must purchase current inventory at cost. C-store does \$70,000-\$75,000/mo. Tanks are pumping 75,000 gallons/mo. New roof, bathrooms, AC, & LED lighting - totaling \$70,000. New pumps, canopy, and face done within last 3 months. New pump motors installed in 2015. 10+ years on Valero contract, with profit margins of 29-50 cents/gallon. Former Car Wash building is a value add to the tenant or buyer to lease to emissions, smoke shop or other compatible sublease. 35,400 VPD on Gibson Blvd, 5,400 VPD on Carlisle Blvd.

16 Photographs

PHOTO GALLERY



SCHOOLS

1 BANDELIER ELEMENTARY

Highland - 0.81 miles

2 BANDELIER ELEMENTARY

Albuquerque - 0.86 miles

3 WHITTIER ELEMENTARY

Highland - 0.94 miles

4 HIGHLAND HIGH

Highland - 1.36 miles

5 LOWELL ELEMENTARY

Albuquerque - 1.41 miles

Agent

CORALEE QUINTANA



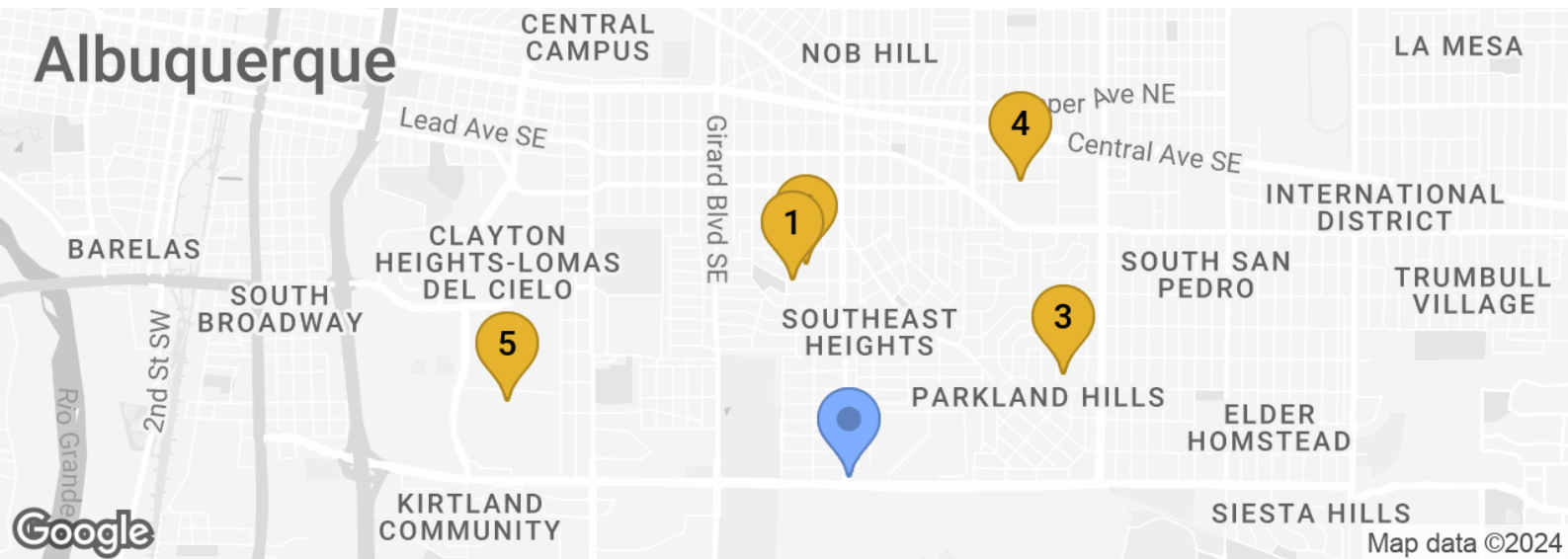
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