

# For Sale

12125 Central Ave NE  
Albuquerque, New Mexico 87123



Nicole Villareal  
Associate Broker

505-400-4891

[Nicole.Villareal@R1commercial.com](mailto:Nicole.Villareal@R1commercial.com)

Lic. No. 51310

**R1** COMMERCIAL  
505-883-9400

Brokerage Office: 7441 Alameda Blvd, NE, Suite B, Albuquerque, NM 87113

# Property Profile

## **Stand Alone Multi-Function**

Well maintained office complex

Key Features:

- Central Frontage
- Gated Secure Yard
- Utilities Onsite
- Storage Unit with electrical
- Zoned MX-H

Call Broker for more details or to arrange a tour.

For Sale : \$435,000

For Lease: \$6,000 per month







# Confidentiality

## CONFIDENTIALITY and DISCLAIMER

The information contained in this offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from the listing broker and R1 Commercial and it should not be made available to any other person or entity without the written consent of R1 Commercial . By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to R1 Commercial . This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. R1 Commercial has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, R1 Commercial has not verified, and will not verify, any of the information contained herein, nor has R1 Commercial conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.