

FOR SALE



Medical Office Building For Sale Near the University of New Mexico & Nob Hill

630 Manzano St NE, Albuquerque, NM 87110



AVAILABLE

- 3,355± SF Office Building on 0.2305± Acres
- Building can be Divided into 2 Separately Metered Suites (2,274± SF & 1,081± SF)

SALE INFORMATION

- \$750,000 (\$223.55/SF)

FEATURES

- Built Out For Medical Use
- Significant Solar Power System
- 3 Private Restrooms
- Perfect for Owner/User
- Functional Floor Plan
- Secure Fencing
- Zoned MX-M
- Fully Renovated in 2014 - Very Attractive
- Good Parking at 4.2 Spaces/1,000 SF

ED ANLIAN CCIM
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NM LICENSE # 14869

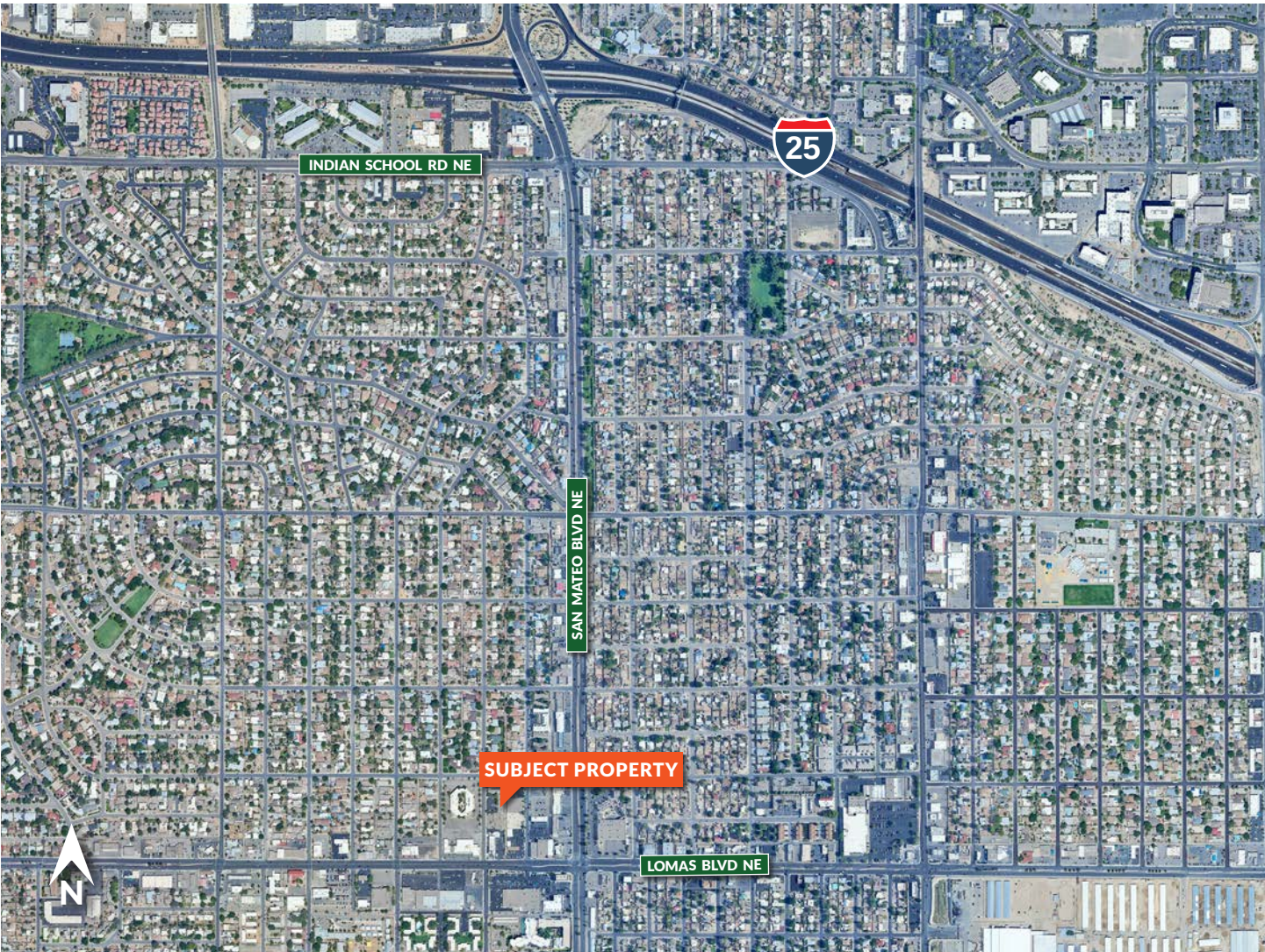
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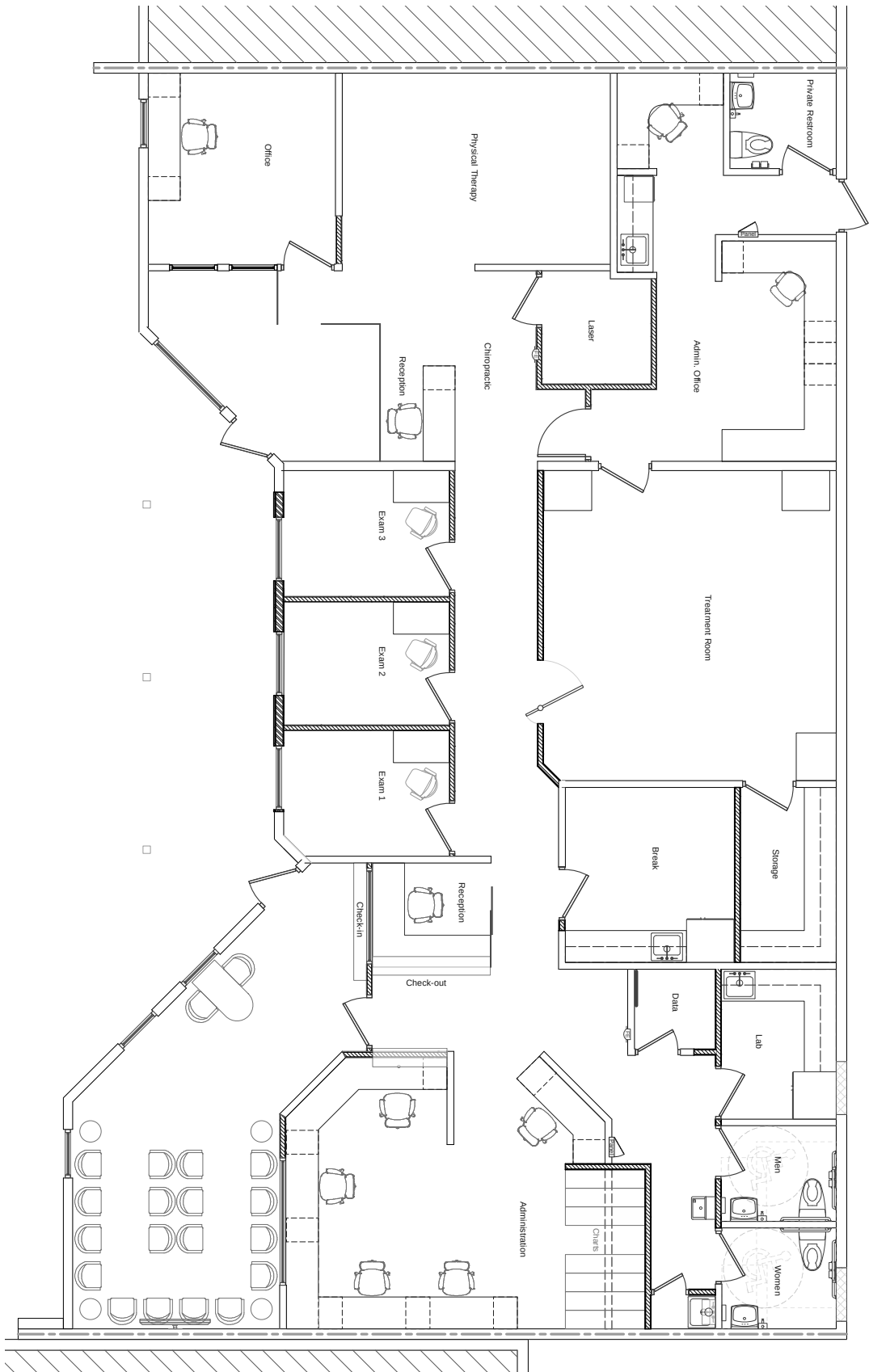
4811 Hardware Dr NE, Suite C-5
Albuquerque, NM 87109 | 505-831-3333



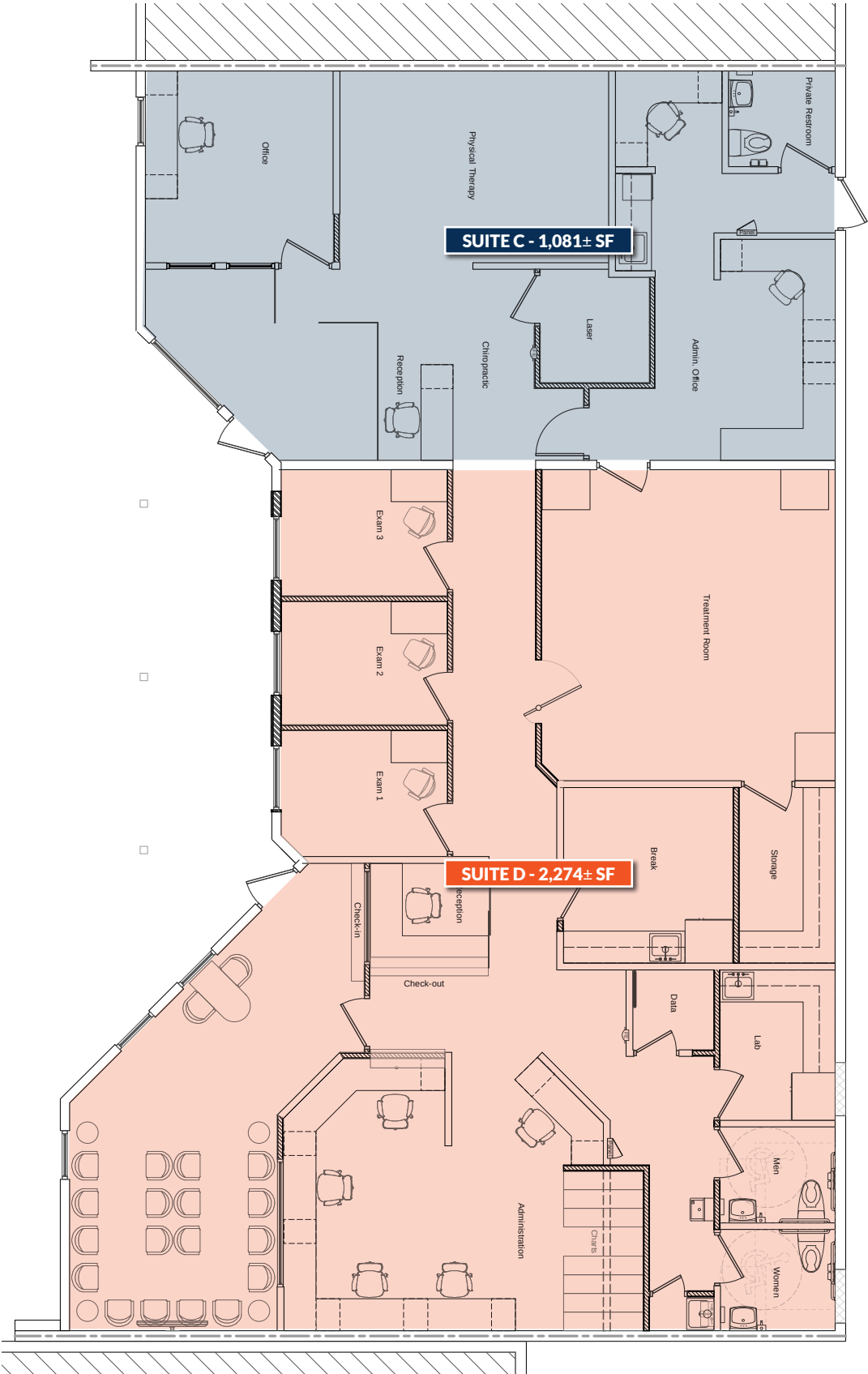
AERIAL MAP



FLOOR PLAN



2 POSSIBLE SUITES



PHOTOS



PROPERTY INFO



PROPERTY TYPE	Office
ADDRESS	630 Manzano St NE, Albuquerque, NM 87110
CROSS STREETS	Lomas and San Mateo

Property Details

BUILDING SIZE (SF)	3,355± SF
STORIES	1
CONSTRUCTION TYPE	Frame/Block
LAND AREA (ACRES)	0.2305± Acres
SPRINKLER SYSTEM	No
ROOF COVERING	Built-up Roof
PARKING	14 Spaces (4.2/1,000)
YEAR CONSTRUCTED	Built 1983 - Renovated in 2014
ZONING	MX-M

Building Details

RESTROOMS	3
FLOORING	Carpet/Vinyl
HEAT TYPE	Gas Forced Heat
COOLING TYPE	Refrigerated
LIGHTING	LED

Sale Details

SALE PRICE (\$)	\$750,000
SALE PRICE (\$/SF)	\$223.55/SF

Notes

Fully renovated in 2014. Three (3) HVAC units plus split-unit in procedure room.



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