

FOR SALE



La Cueva Office Park

Office For Sale off Paseo del Norte

8300 Carmel Ave NE, Unit 503, Albuquerque, NM 87122



AVAILABLE

- 8300 Carmel Ave NE, Unit 503 (Commercial Condominium)
- 1,810± SF

SALE PRICE

- \$471,800 (\$260.00/SF)
- Monthly Condo Fee: \$664.39

FEATURES

- Turnkey Office Property
- Versatile Office Space
- 35,688± Cars/Day on Paseo del Norte
- 4 Offices
- Conference & Break Room
- Building Signage

ED ANLIAN CCIM
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NM LICENSE # 14869

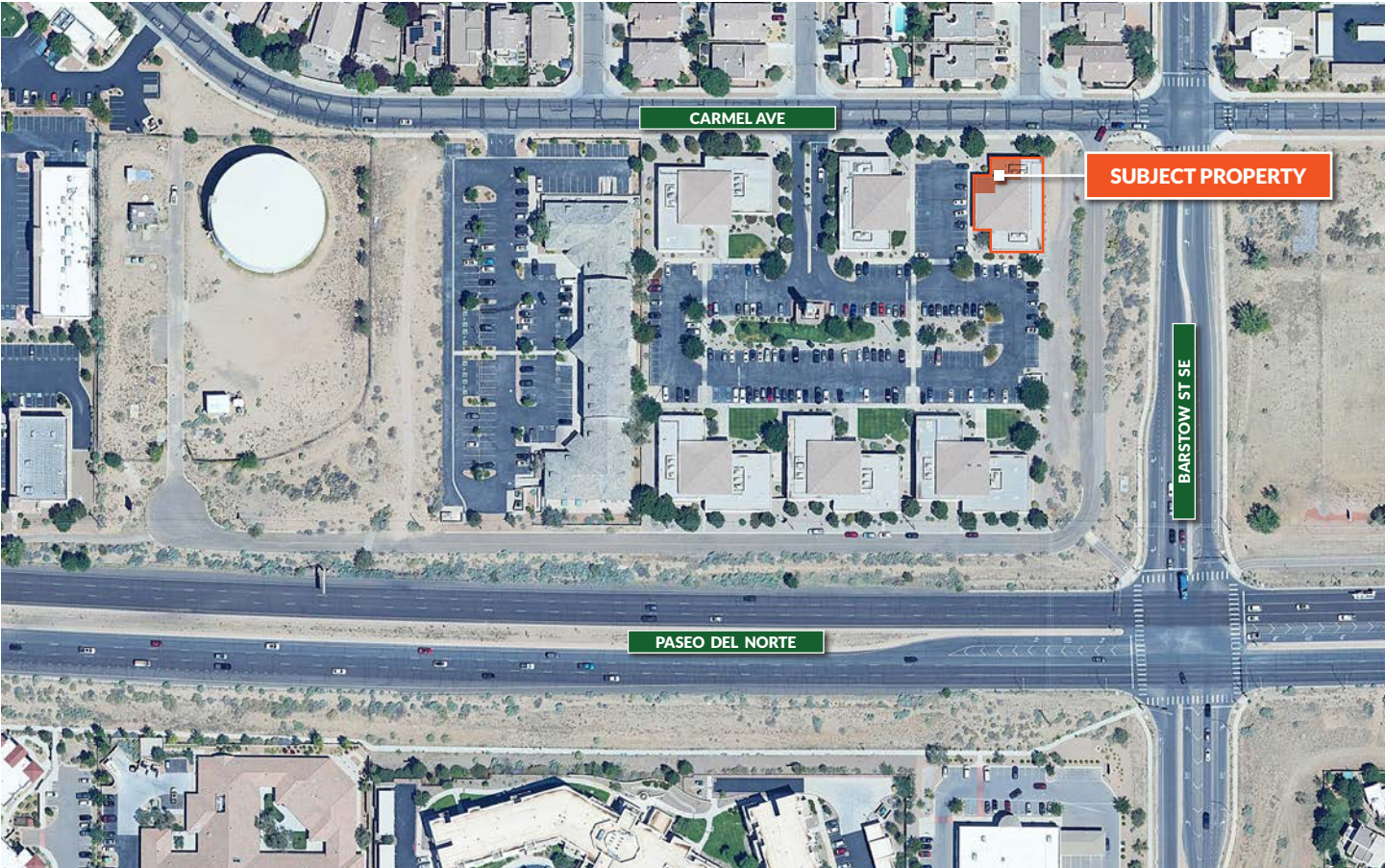
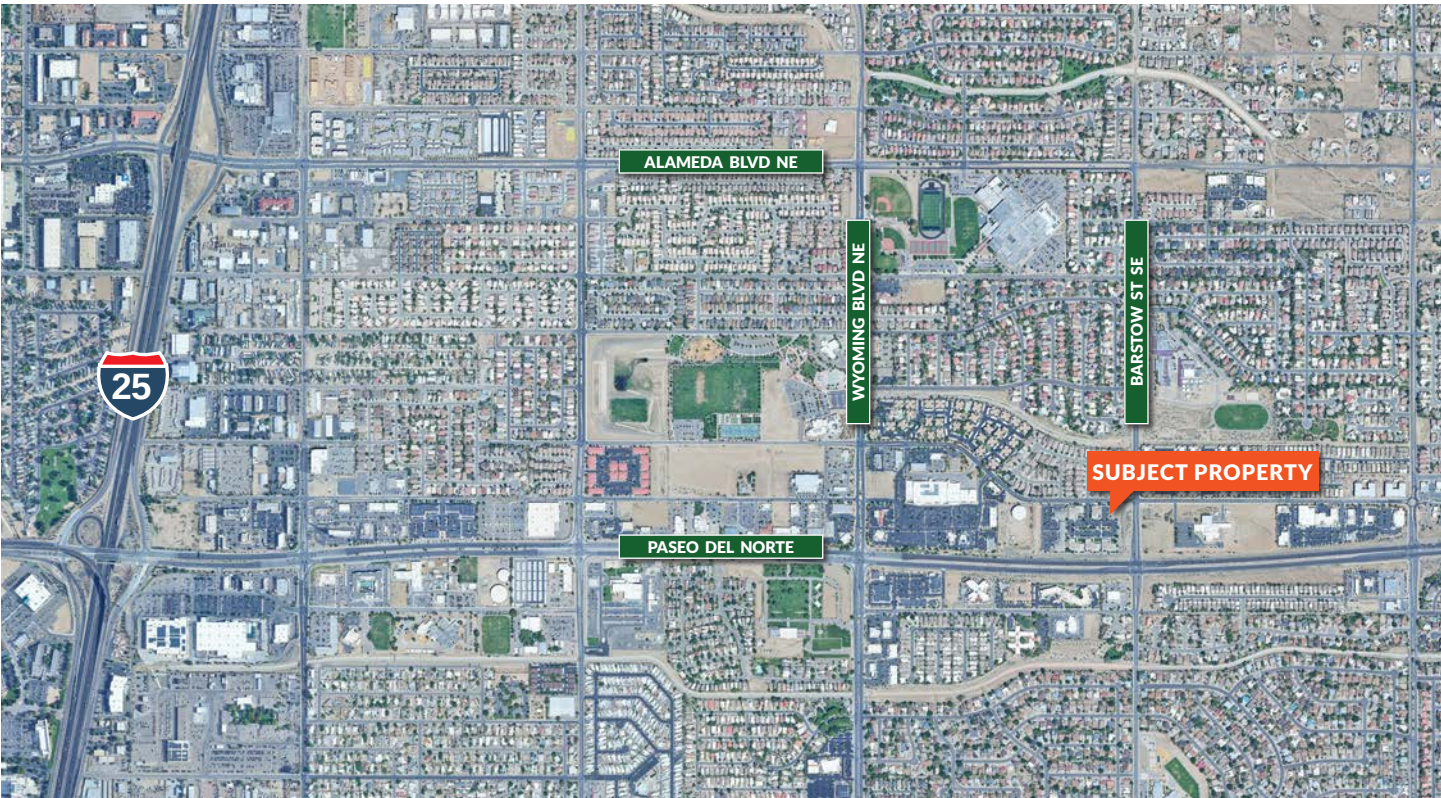
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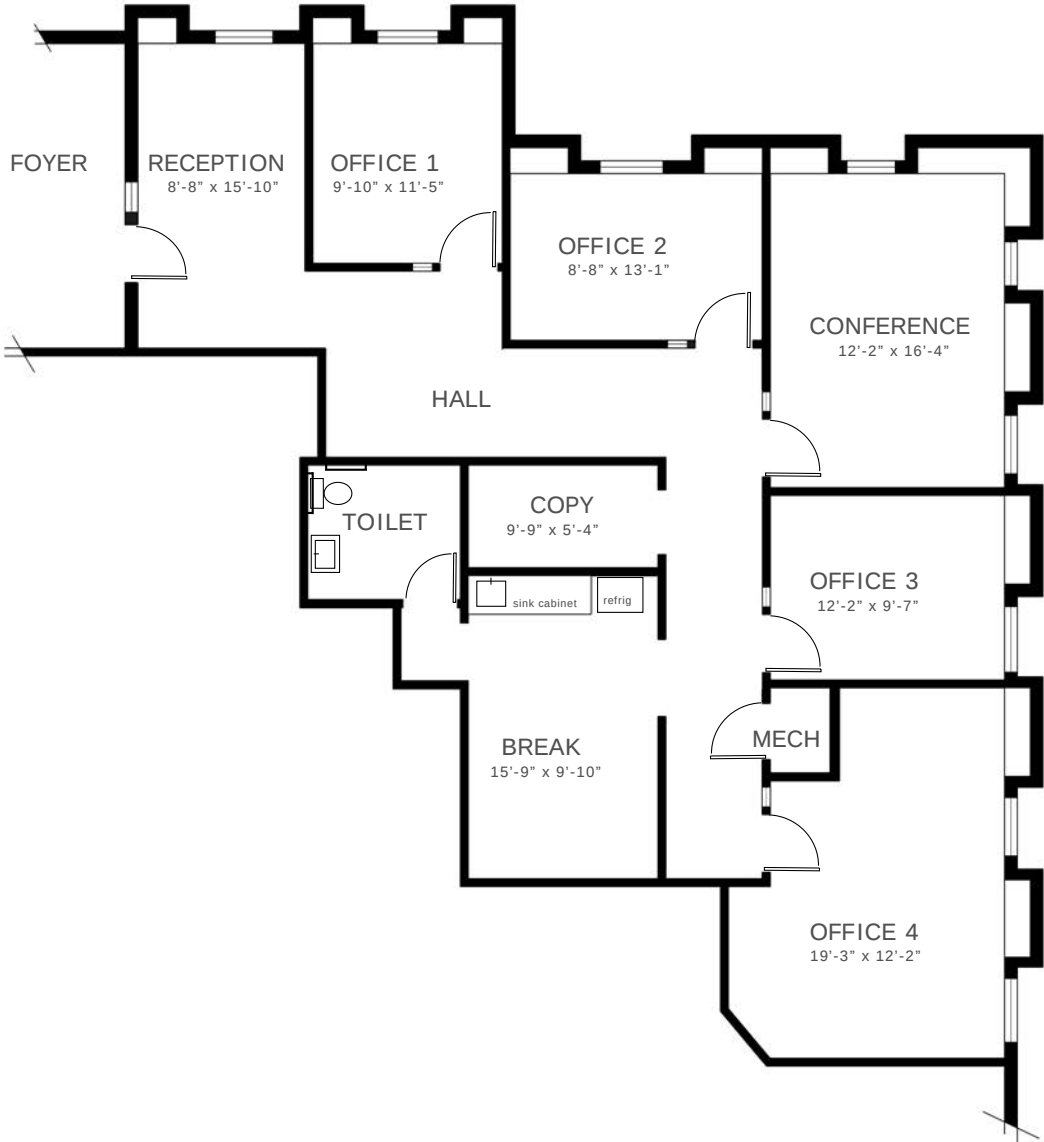
4811 Hardware Dr NE, Suite C-5
Albuquerque, NM 87109 | 505-831-3333



AERIAL MAP



FLOOR PLAN



PROPERTY INFO



PROPERTY TYPE	Office
ADDRESS	8300 Carmel Ave NE - Unit 503
CROSS STREETS	Paseo del Norte and Barstow

Property Details

BUILDING SIZE (SF)	Building #5: 7,222± SF
CONDITION	Excellent
CONSTRUCTION TYPE	Steel Frame / Stucco
LAND AREA	N/A
ROOF	Tile & Modified (Association Responsibility)
SPRINKLER SYSTEM	None
STORIES	1
YEAR CONSTRUCTED	2000
ZONING	MX-T

Sale Details

SALE PRICE (\$)	\$471,900
SALE PRICE (\$/SF)	\$260.00/SF
MONTHLY CONDO FEE	\$664.39

Unit 503 Details

AVAILABLE SF	1,810±
RESTROOMS	1
OFFICES	4
ADDITIONAL SPACES	Reception, Copy, Break, and Conference
HEAT TYPE	Gas
AC TYPE	Refrigerated
LIGHTING	LED

Notes

Great location is strong trade area with easy access to amenities. Building signage available.