

Mulberry Medical Offices

Adjacent to Presbyterian Hospital

**FOR
SALE**

1010 Lead Ave SE, | Albuquerque, NM 87106

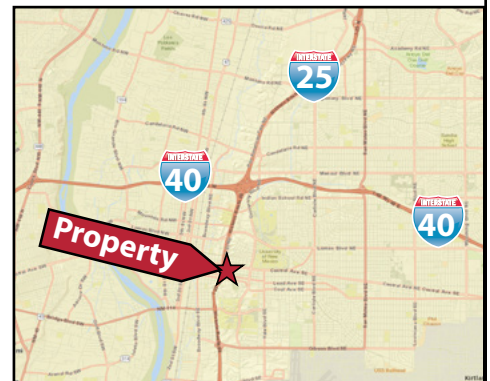


Property Details

- Sale Price \$1,400,000
- Land Size 31,144 SF
- Building Size 7,816 SF
- Zoning MX-M
- Parking 35 On-site (4.5/1,000)

Property Amenities

- Owner/User/Investor Medical Office Building in a GREAT location on the Southside of Lead, just East of I-25, across the Street from the recently remodeled Presbyterian Hospital, and very close to other major Hospitals and medical facilities.
- 7,816 total SF of Building, w/ 3 separate Office Suites with 35 Parking spaces onsite. 31,144 SF (0.7150 acres) of land Zoned MX-M. Suite #300 (1,753 SF) is vacant making this Property Perfect for an Owner/User or an Investor looking for a solid long term investment property.



**BERGER
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REAL ESTATE & PROPERTY MANAGEMENT
ESTABLISHED 1937

PHONE (505) 247-0444
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ALBUQUERQUE, NM 87107-6833
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AERIAL

1010 Lead Ave SE, | Albuquerque, NM 87106

DEMOGRAPHICS

	1 mi.	3 mi.	5 mi.
2023 Population	13,727	85,590	277,556
2023 Average HH Income	\$54,057	\$77,976	\$72,724
2023 Daytime Employment	41,291	112,247	193,276



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THE SITE

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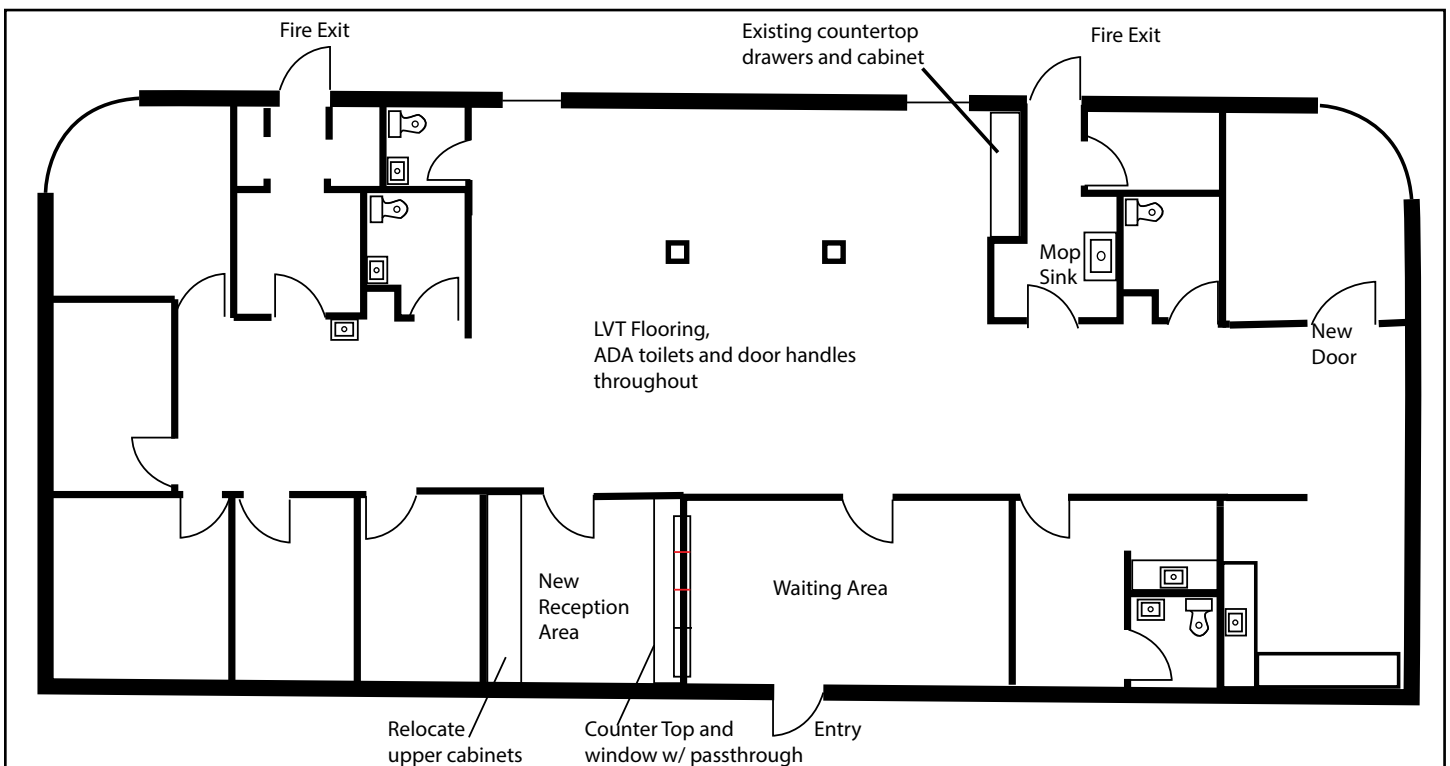
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**FLOOR
PLAN**

SUITE 100/200



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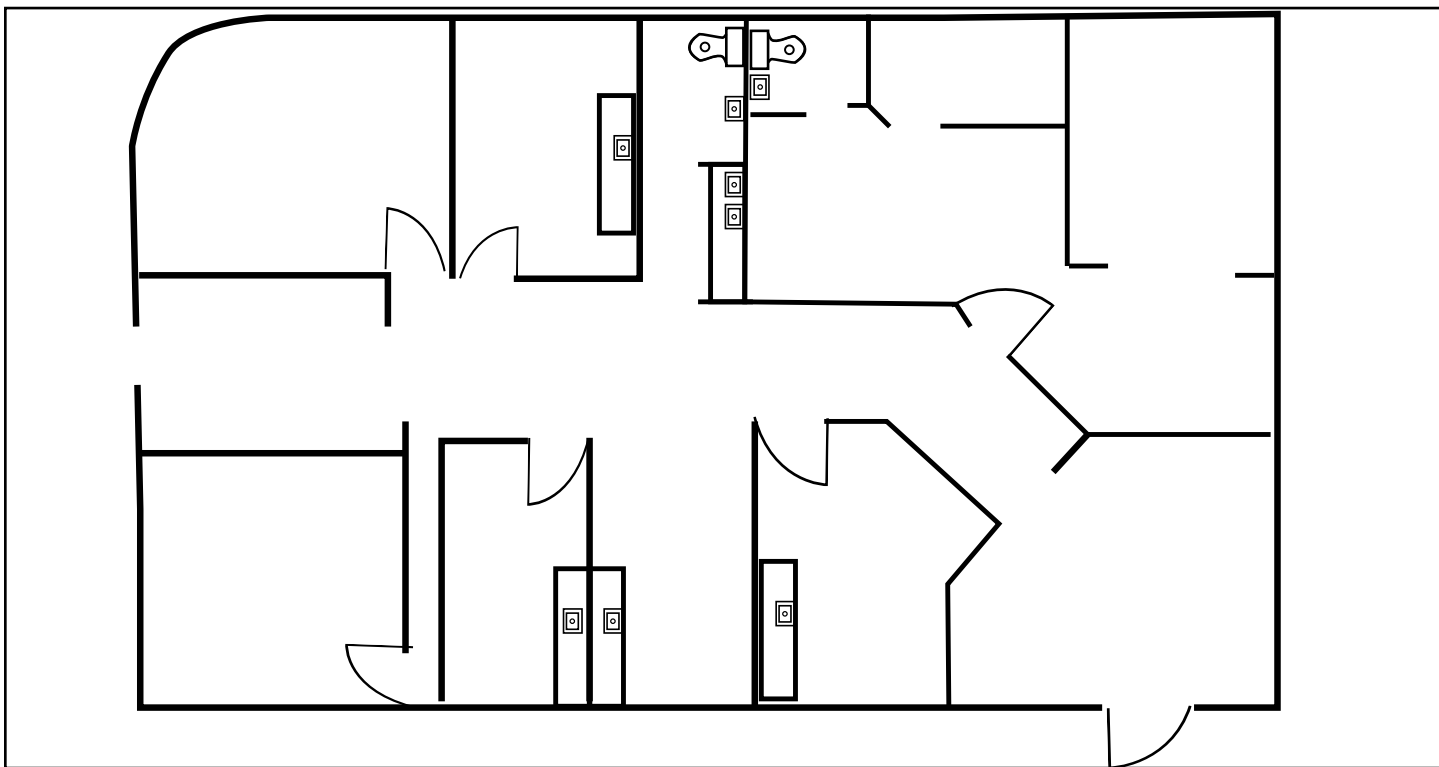
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**FLOOR
PLAN**

SUITE 300



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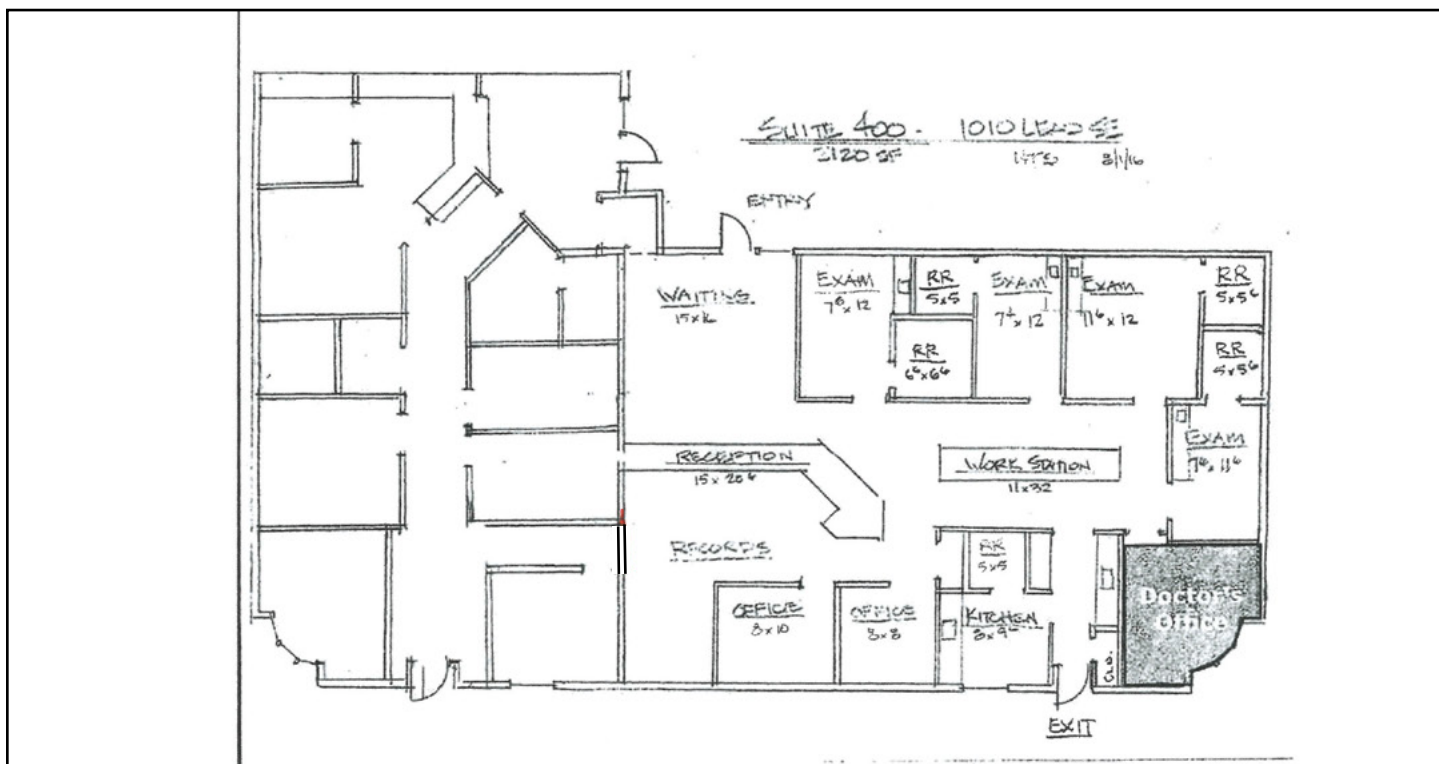
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**FLOOR
PLAN**

SUITE 400



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