

# FOR SALE



## Cottonwood Office/Retail Property For Sale in Albuquerque

3761 NM 528 NW, Albuquerque, NM 87114



### LOCATION

- Off Alameda Blvd NW (NM 528) and Cottonwood Dr NW

### AVAILABLE

- 5,066± SF on 1.51± Acres

### SALE INFORMATION

- \$1,395,000 (\$275/SF)

### FEATURES

- Zoned NR-BP; Business Park Zone District
- Built in 1996 & 2016
- 48 Parking Spaces (9.47/1,000)
- 4 Restrooms

ED ANLIAN CCIM  
Mobile: (505) 250-9661  
ed@jcrenm.com  
NM LICENSE # 14869

[jcrenm.com](http://jcrenm.com)

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



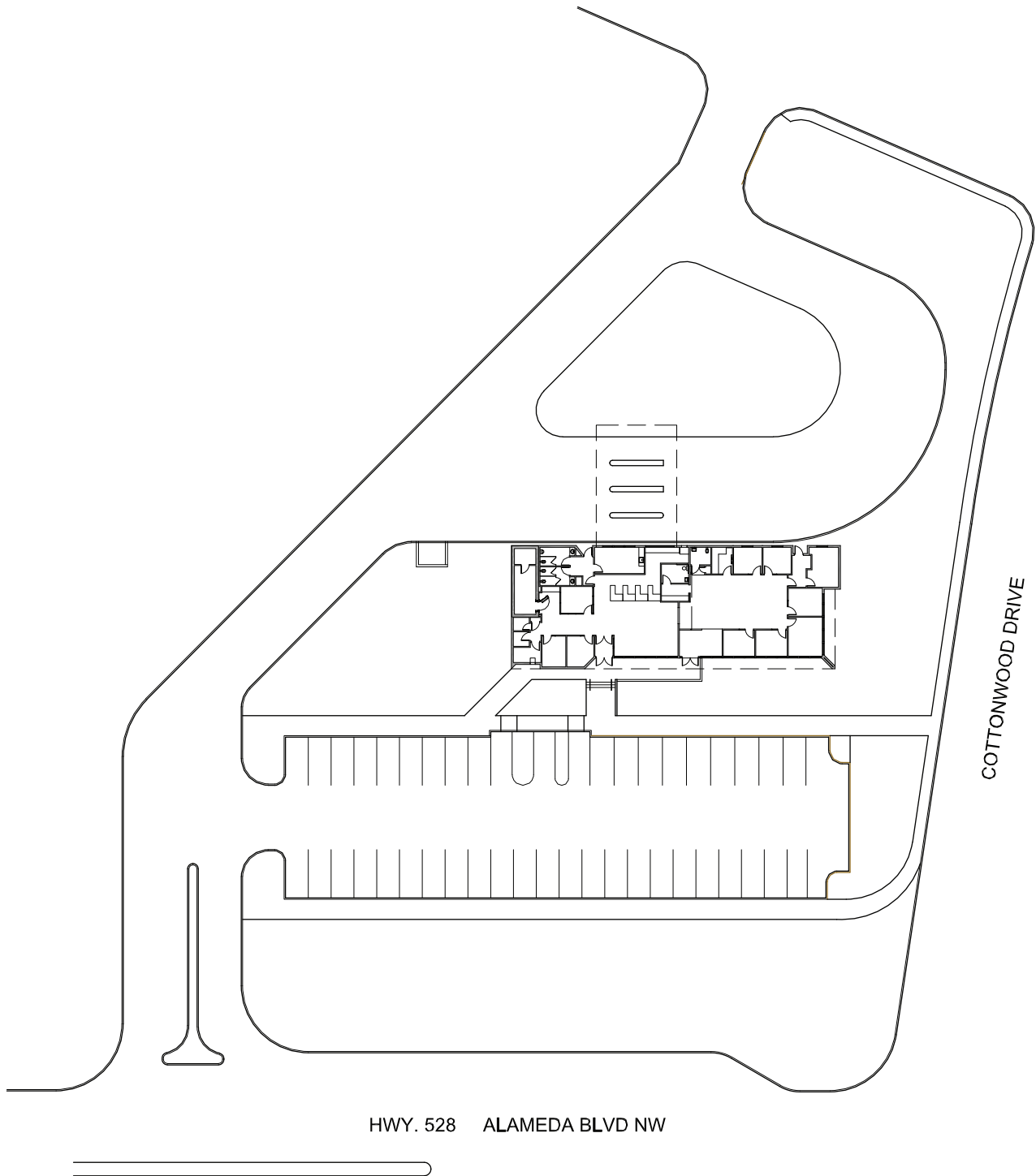


# AERIAL MAP

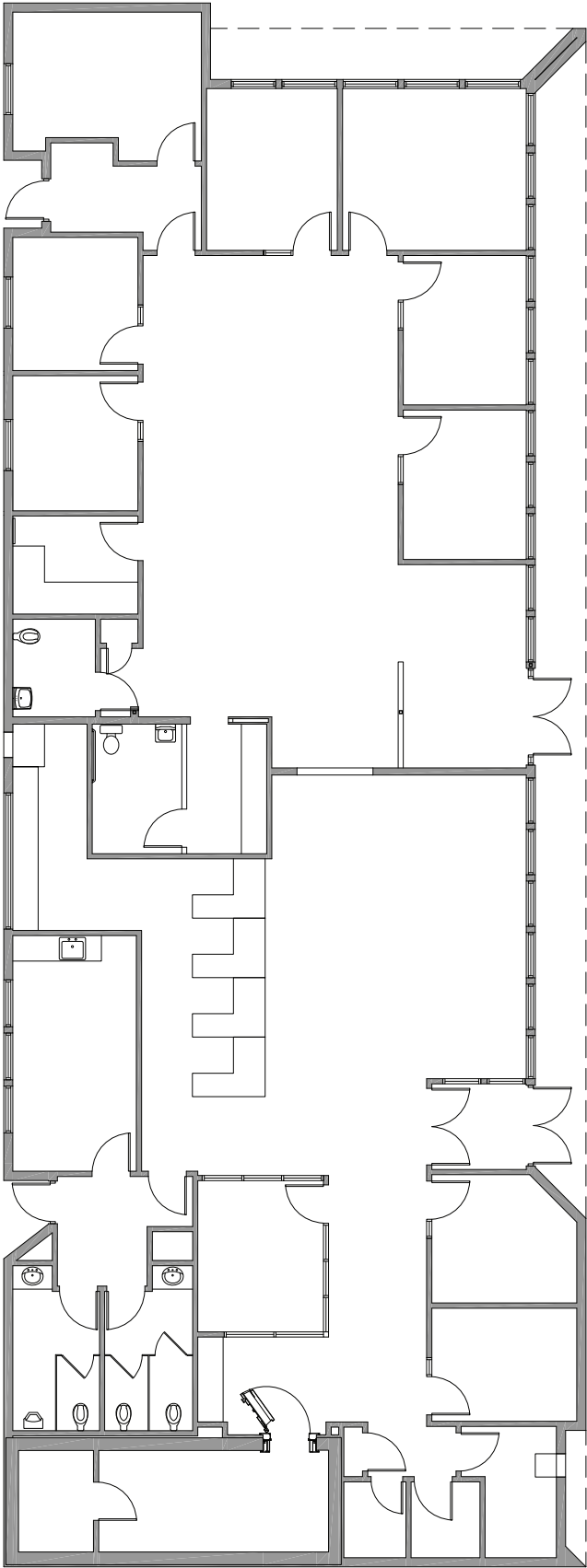




# SITE MAP



# FLOOR PLAN



# PROPERTY INFO



PROPERTY TYPE	Retail / Office
ADDRESS	3761 NM 528 NW, Albuquerque, NM 87114
CROSS STREETS	NM 528 (Alameda Blvd NW) and Cottonwood Dr NW

## Property Details

SALE PRICE	\$1,395,000 (\$275/SF)
BUILDING SIZE (SF)	5,066± SF
DRIVE-THRU CANOPY	1,400± SF (2 Drive-Thru Lanes)
STORIES	1
CONSTRUCTION TYPE	Frame Stucco
CONDITION	Very Good
CEILING HEIGHT	Varies / Acoustical Tiles
LAND AREA (ACRES)	1.51± Acres
SPRINKLER SYSTEM	No
ROOF COVERING	Flat
YEAR CONSTRUCTED	1993 / 2016
ZONING	NR-BP
RESTROOMS	4
HEAT TYPE	Natural Gas
AC TYPE	Refrigerated
LIGHTING	Fluorescent

## Notes

Single-story commercial office/bank building well located in Albuquerque's Cottonwood sub-market. High visibility with direct access off of NM 528. Great for owner/user or investment. The building is currently vacant and ready to occupy.



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