

# FOR SALE



## Menaul Retail Property For Sale Across From Coronado Center

6101-6105 Menaul Blvd NE, Albuquerque, NM 87110



### LOCATION

- On the Corner of Menaul and Arizona. Across the Street From the Coronado Center

### AVAILABLE

- 4,158± SF on 0.2± Acres

### SALE INFORMATION

- \$745,000 (\$178/SF)

### CAP RATE

- 7.20%

### FEATURES

- Zoned MX-M; Mixed Use Moderate Intensity
- 5 Leased Suites
- High Visibility
- Street Signage
- On-Site & Street Parking
- New TPO Roof
- Flooring Upgrades
- Uptown Sub-Market with Amenities Nearby

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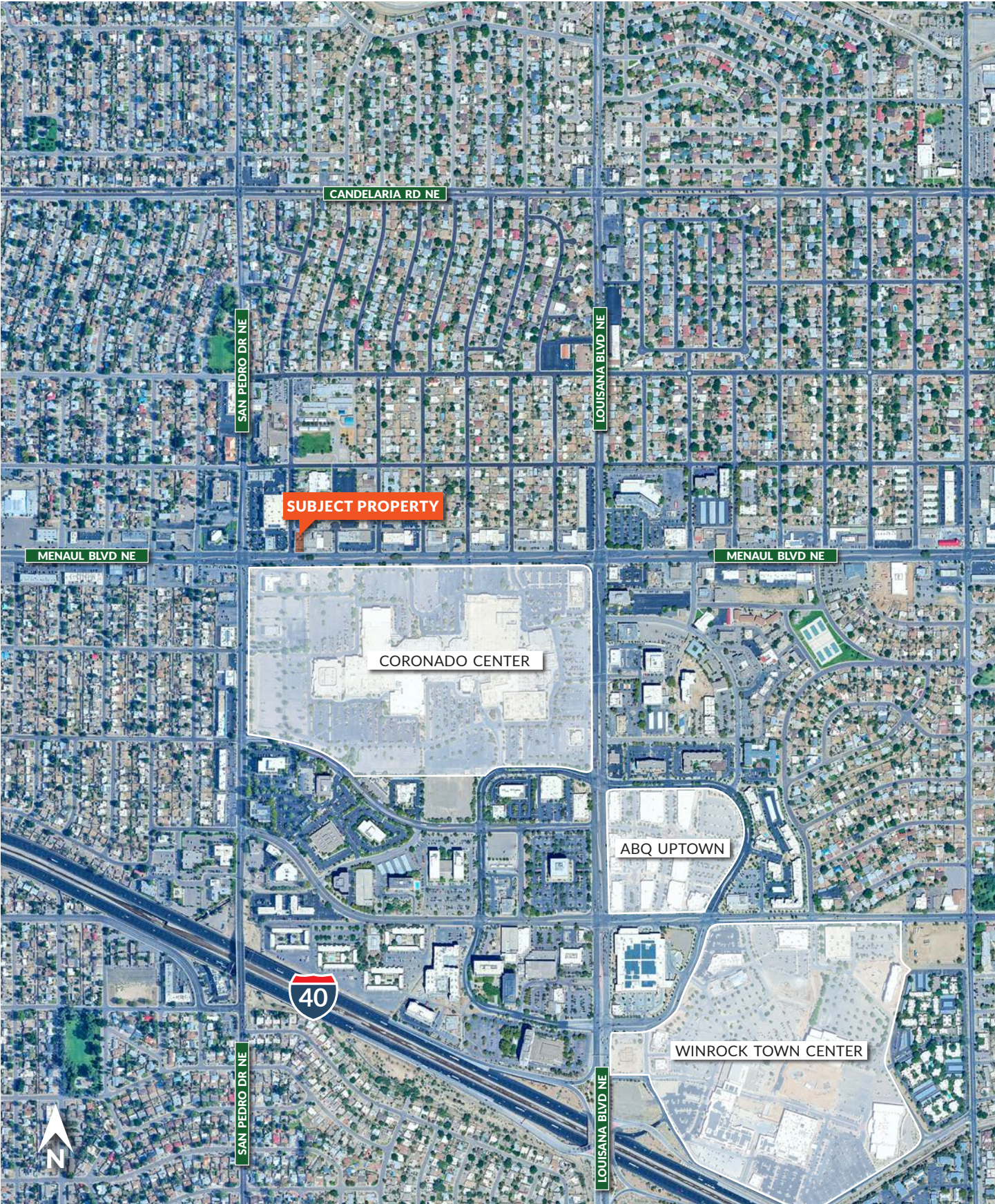
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# AERIAL MAP





# SITE MAP

