

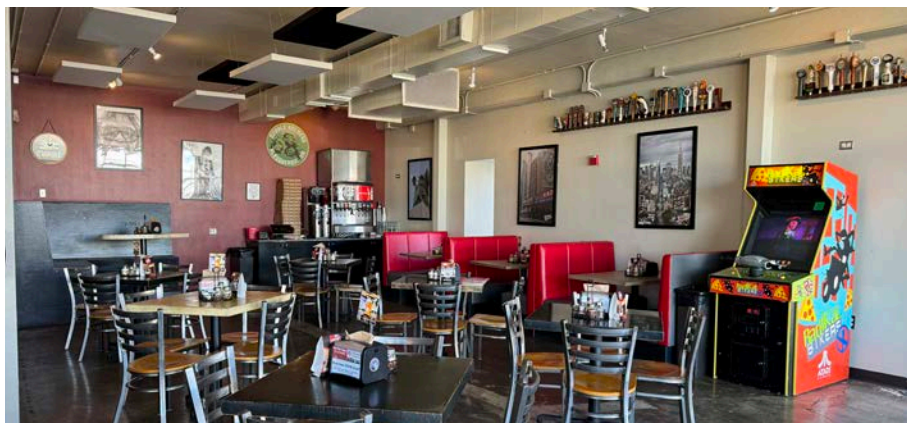


## Nob Hill Retail

# FOR LEASE OR SALE

**3408 Central Ave. SE**

Albuquerque, NM 87106



The information contained herein is believed to be reliable, however Johnson Commercial Real Estate LC makes no warranty, representation or guarantee as to its accuracy. Interested parties should conduct its own investigations to determine the suitability of its intended use for the property.

### LOCATION

- Located in the wonderful Nob Hill neighborhood off Central Ave. SE and Tulane Dr. SE.

### AVAILABLE

- 3,515± SF Total
- Suite 1: 2,872± SF (Vacant)
- Suite 2: 643± SF (Barber Shop)
- Lease: \$24.00/SF & NNN's (Est. \$5.95/SF)
- Sale: \$795,000 (\$226.17/SF)

### FEATURES

- Fully Furnished Restaurant
- 4 Pizza Ovens
- 2 Walk-In Coolers
- Class-2 Hood
- Newer POS System

### CONTACT

**Ed Anlian**, CCIM

NM Lic. 14869

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4811 Hardware Dr NW, Suite C-5, Albuquerque, NM 87109





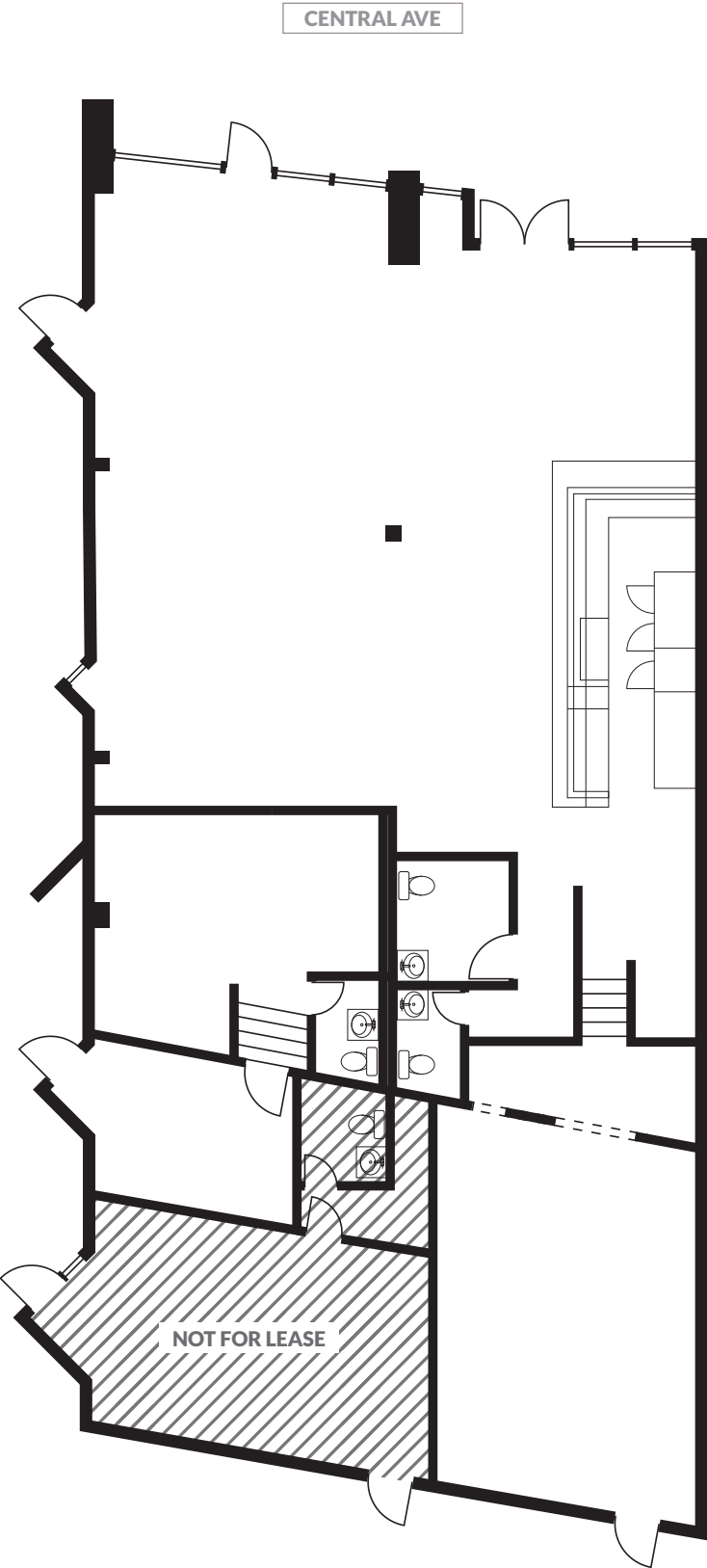
# Aerial Map





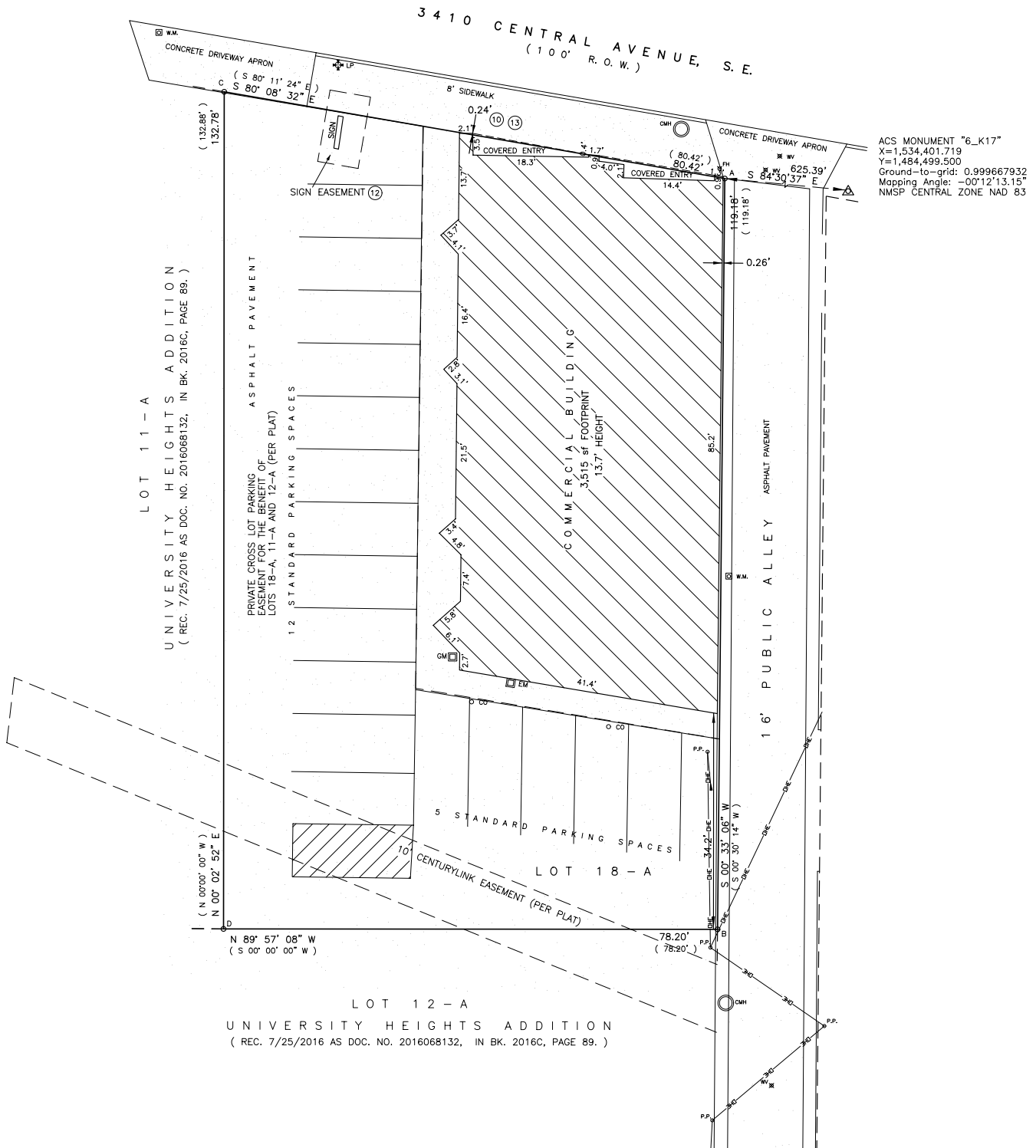


# Floor Plan





# Site Plan





# Property Photos

