

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,585,000
LEASE RATE:	\$10.50 SF/yr (MG)
BUILDING SIZE:	9,600 SF
AVAILABLE SF:	9,600 SF
LOT SIZE:	1.945 Acres
PRICE / SF:	\$165.10
ZONING:	C-1 and R-2
MARKET:	Albuquerque
SUBMARKET:	North Valley
TRAFFIC COUNT:	9,881

PROPERTY OVERVIEW

Presenting a prime investment opportunity in Albuquerque, NM! This 9,600 SF commercial property with Commercial zoning is ideal for office investors. Unlock the potential of this well-located property and make a lasting impact on the Albuquerque market.

PROPERTY HIGHLIGHTS

- Prime location in Albuquerque
- Excellent investment opportunity
- Modern and well-maintained property
- Spacious interior with versatile layout
- Ample parking for employees and visitors

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NM #9117

ADDITIONAL PHOTOS

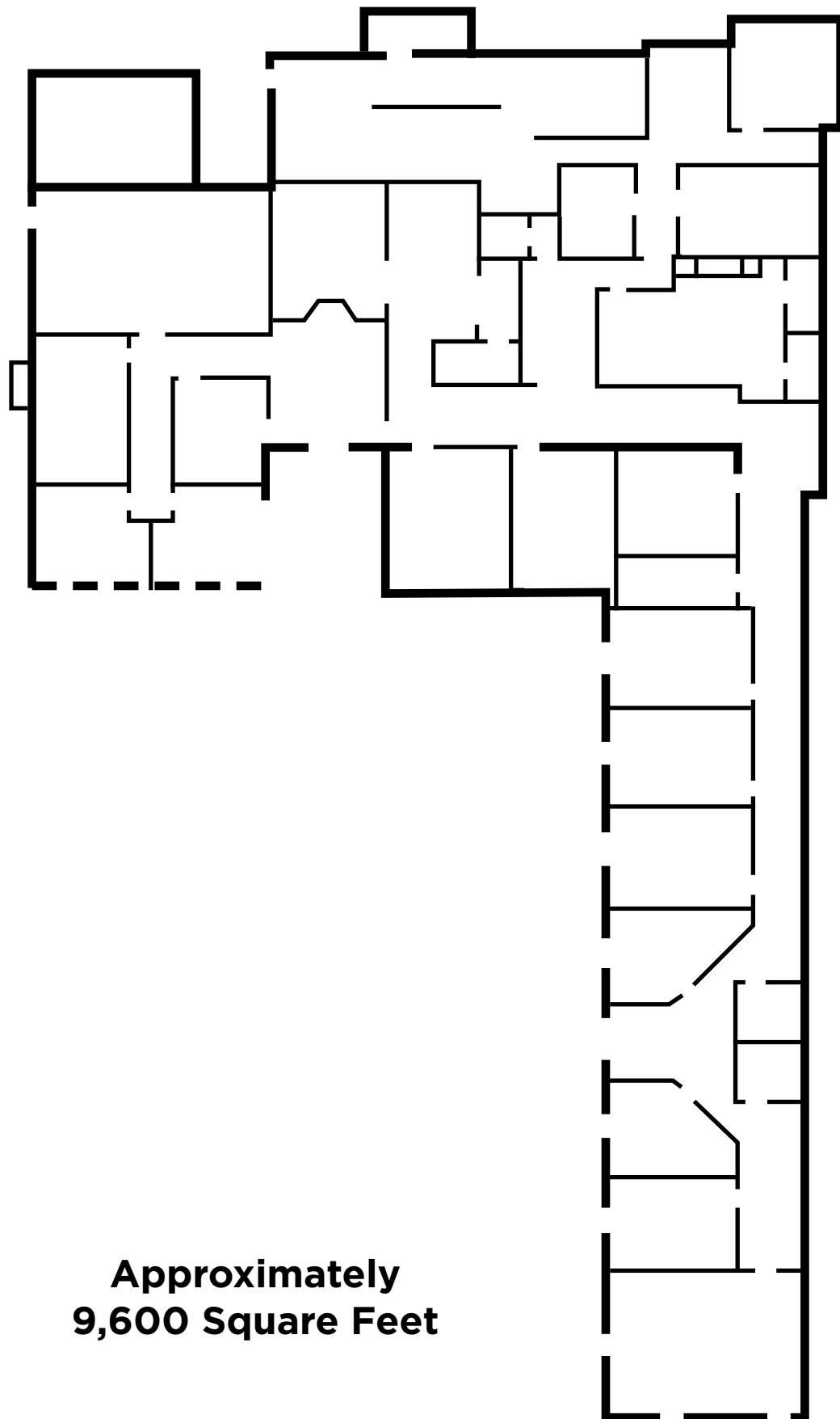


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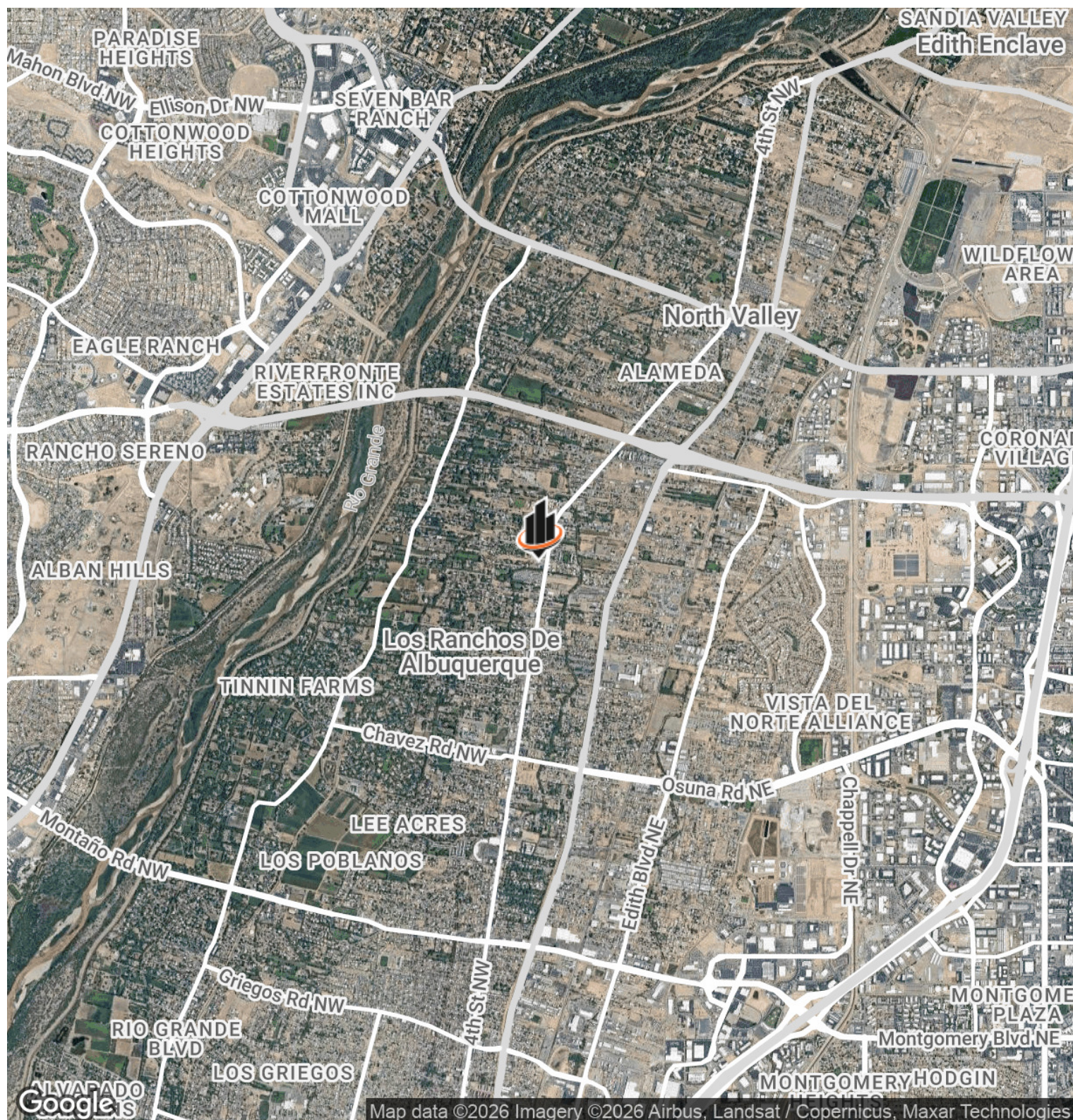
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**Approximately
9,600 Square Feet**

LOCATION MAP



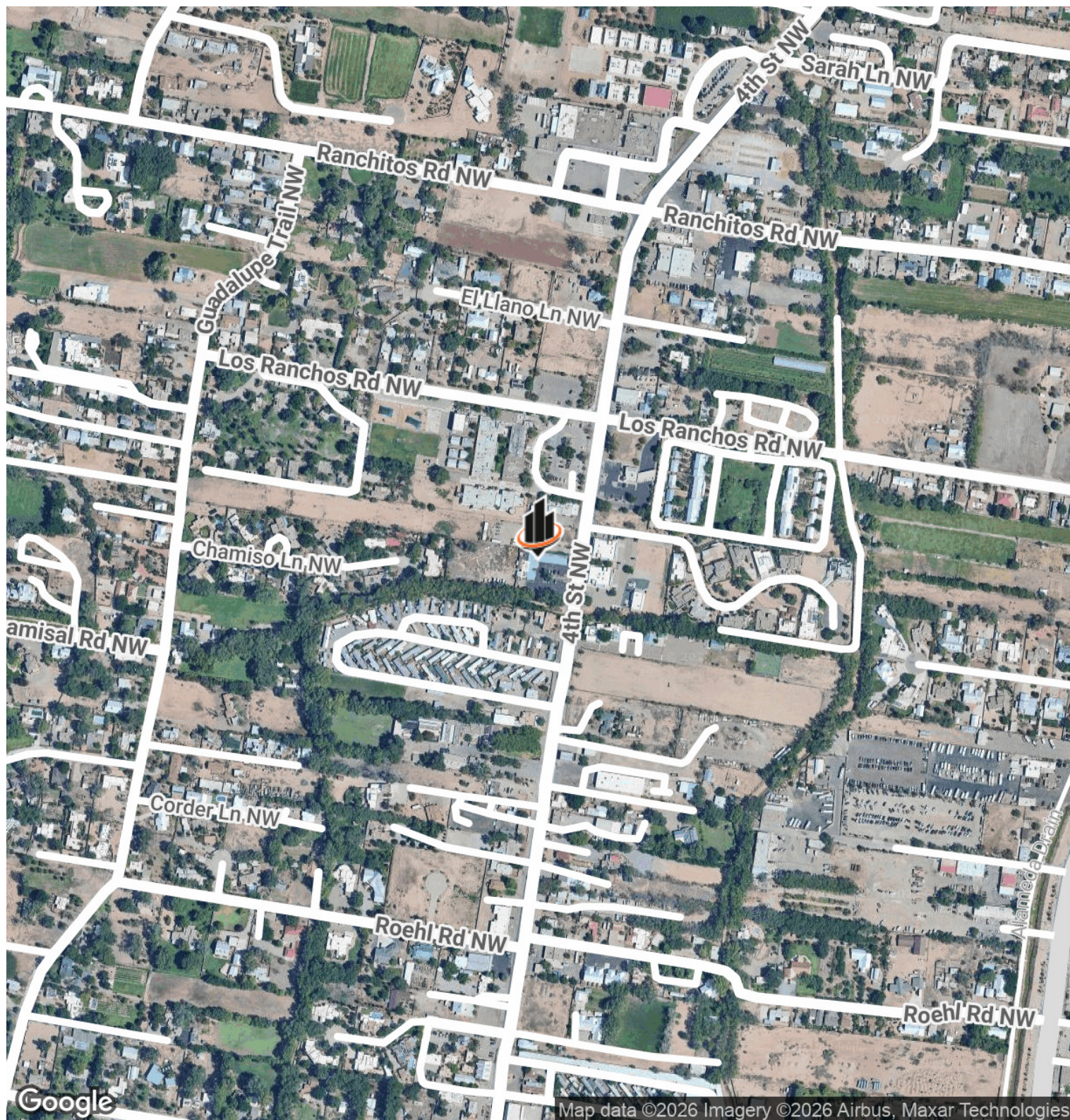
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AERIAL MAP



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