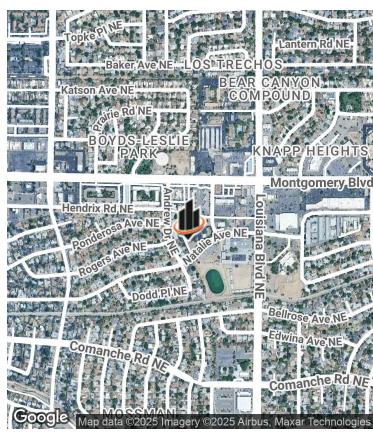




PROPERTY SUMMARY





OFFERING SUMMARY

SALE PRICE:	\$610,000
LEASE RATE:	\$20.00 SF/yr (NNN)
BUILDING SIZE:	2,526 SF
AVAILABLE SF:	2,526 SF
LOT SIZE:	0.684 Acres
PRICE / SF:	\$241.49
YEAR BUILT:	1983
ZONING:	MX-T
MARKET:	Albuquerque
SUBMARKET:	Far Northeast Heights
APN:	101806046045010927

PROPERTY OVERVIEW

Discover an exceptional property at 3901 Georgia St. NE, Albuquerque, NM, 87110. Zoned MX-T and built in 1983, this versatile space is well-suited for office or medical use. Positioned in Albuquerque's prime location, this property presents an unmissable investment opportunity.

PROPERTY HIGHLIGHTS

- Highly visible location
- · Modern and well-maintained building
- Ample parking for tenants and visitors
- Flexible floor plan to suit various business needs
- Close proximity to major roadways and public transportation
- Professionally landscaped outdoor areas
- Unique architectural features
- Ample parking space
- · Proximity to amenities
- · Medical office use
- Renovated in 2008

COMPLETE HIGHLIGHTS

LOCATION INFORMATION

BUILDING NAME	Georgia Professional Offices
STREET ADDRESS	3901 Georgia St. NE C-4
CITY, STATE, ZIP	Albuquerque, NM 87110
COUNTY	Bernalillo
MARKET	Albuquerque
SUB-MARKET	Far Northeast Heights
CROSS-STREETS	Georgia St. and Natalie Ave.
SIDE OF THE STREET	Southwest
SIGNAL INTERSECTION	No
ROAD TYPE	Paved
MARKET TYPE	Large
NEAREST HIGHWAY	Interstate 25
NEAREST AIRPORT	Albuquerque International Sunport

BUILDING INFORMATION

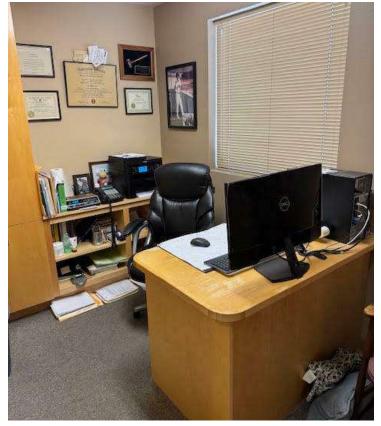
BUILDING CLASS	В
TENANCY	Single
NUMBER OF FLOORS	1
YEAR BUILT	1983
CONSTRUCTION STATUS	Existing
ROOF	Flat built up tar and gravel roofing system
NUMBER OF BUILDINGS	1
EXTERIOR WALLS	stucco

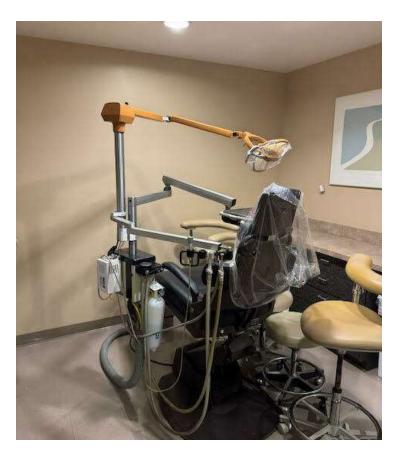
ADDITIONAL PHOTOS

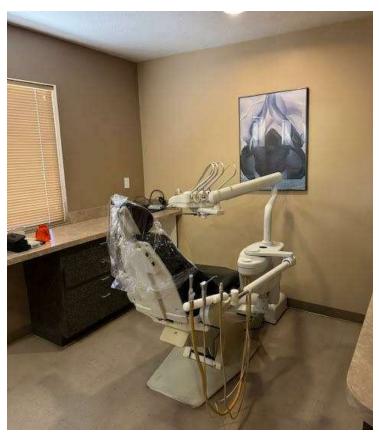


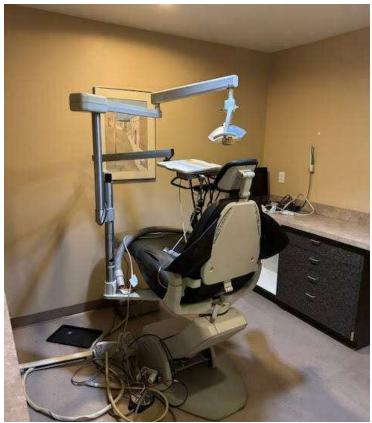


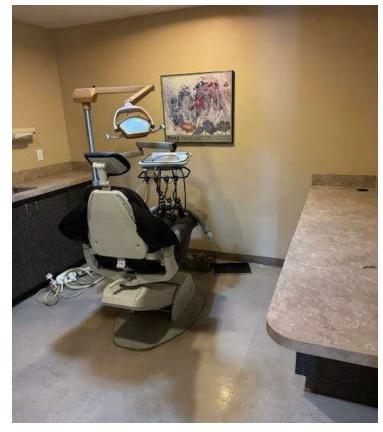




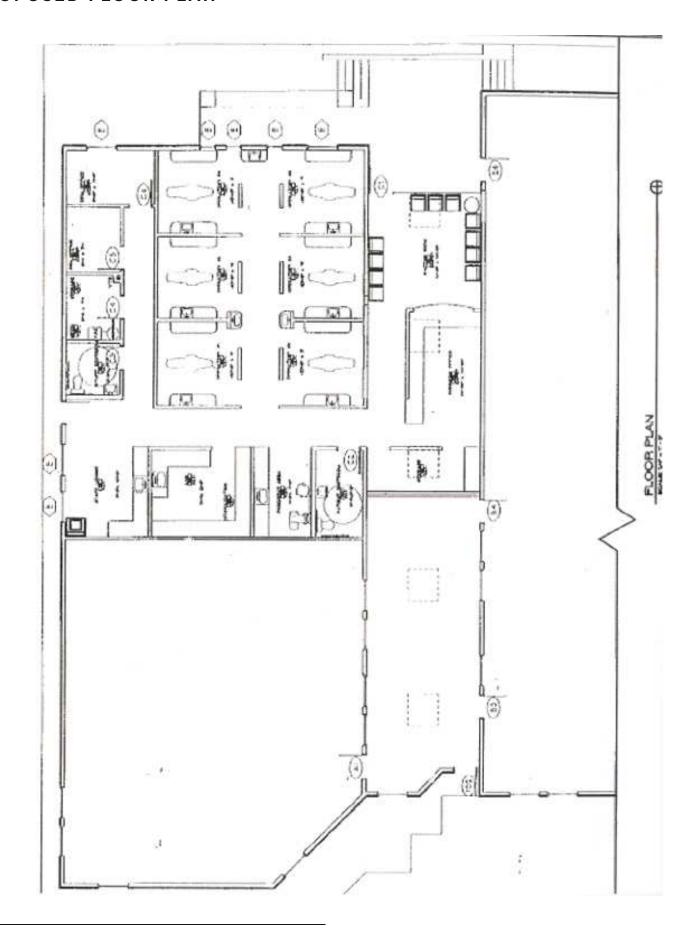




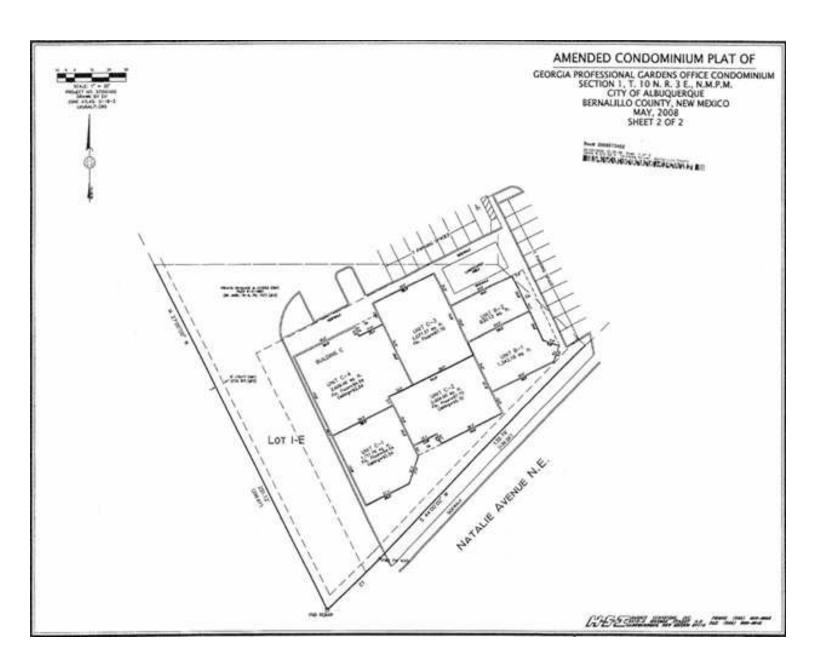




PROPOSED FLOOR PLAN













LOCATION MAP



AERIAL MAP



3901 Georgia Zoning Map





MIXED-USE – TRANSITION ZONE DISTRICT (MX-T)

Purpose: The purpose of the MX-T zone district is to provide a transition between residential neighborhoods and more intense commercial areas. Primary land uses include a range of low-density multi-family residential and small-scale office, institutional, and pedestrian-oriented commercial uses.



This document provides a summary about development in the MX-T zone district. It includes links to Frequently Asked Questions (FAQs) about allowable uses, use-standards, development standards, and the approval process.

The document also includes a summary of the development standards and a summary of the allowable uses in this zone. To see the full Integrated Development Ordinance (IDO), click the link below.

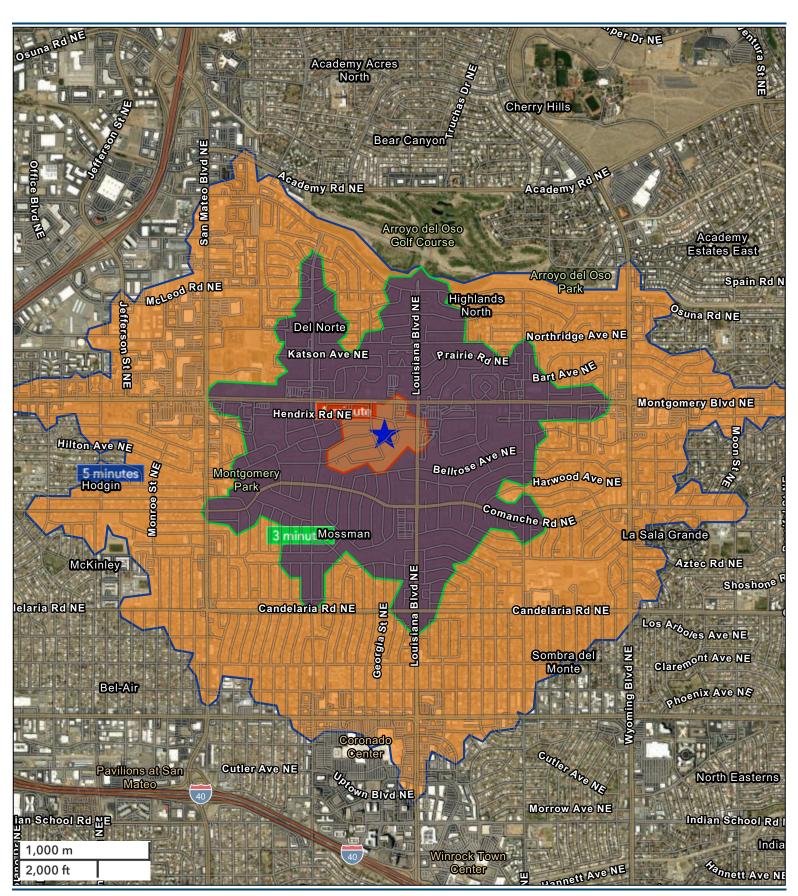
https://ido.abc-zone.com/

Notes:

- Check the project website for links to the Integrated Development Ordinance, the Allowable Uses Table, and excerpts from the Allowable Uses Table for each zone district. https://abc-zone.com/node/919
- 2. Check the IDO to see if there are any Use-specific Standards or an Airport Protection Overlay zone that may change the allowable uses on your property. (See IDO Part 4 and Subsection 3-3, respectively). For more information, see these FAQs: https://abc-zone.com/node/915
 https://abc-zone.com/node/931
- 3. Check the IDO to find development standards for your zone district and any context-specific standards that apply to your property. (See IDO Parts 2 and 5.) For more information, see this FAQ: https://abc-zone.com/node/930
- 4. Check the IDO to find review and approval processes that may apply to a zone district, your project, or your property. (See IDO Part 6.) For more information, see this FAQ: https://abc-zone.com/node/933

If you have other questions, email devhelp@cabq.gov or request a Pre-application Review Team Meeting (PRT) here: https://www.cabq.gov/planning/urban-design-development/pre-application-review-team-meetings

1, 3, 5 Minutes



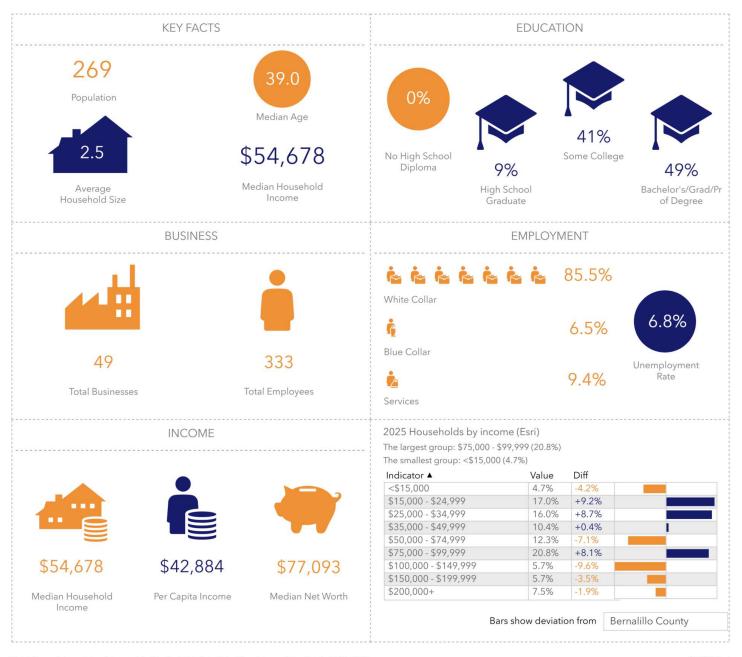
June 23, 2025

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Key Facts

3901 Georgia St NE, Albuquerque, New Mexico, 87110

Drive time of 1 minute



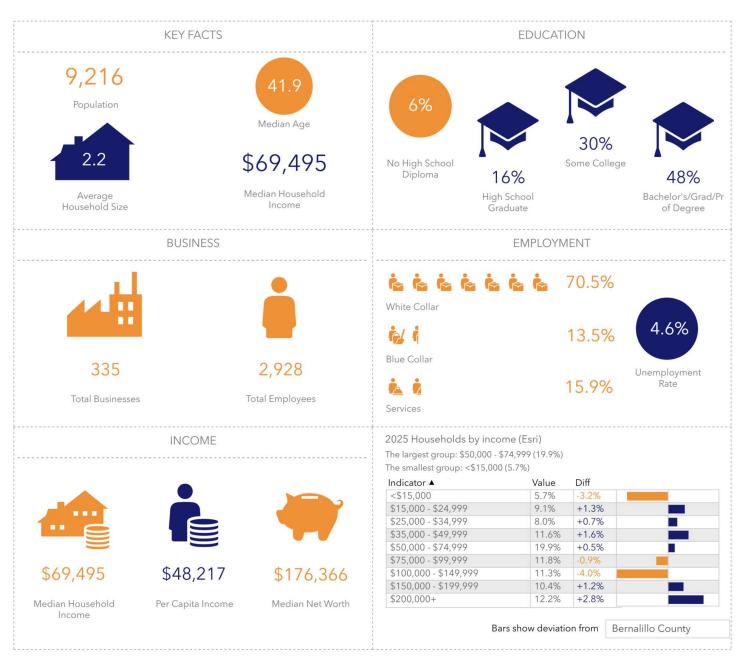
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Key Facts

3901 Georgia St NE, Albuquerque, New Mexico, 87110

Drive time of 3 minutes



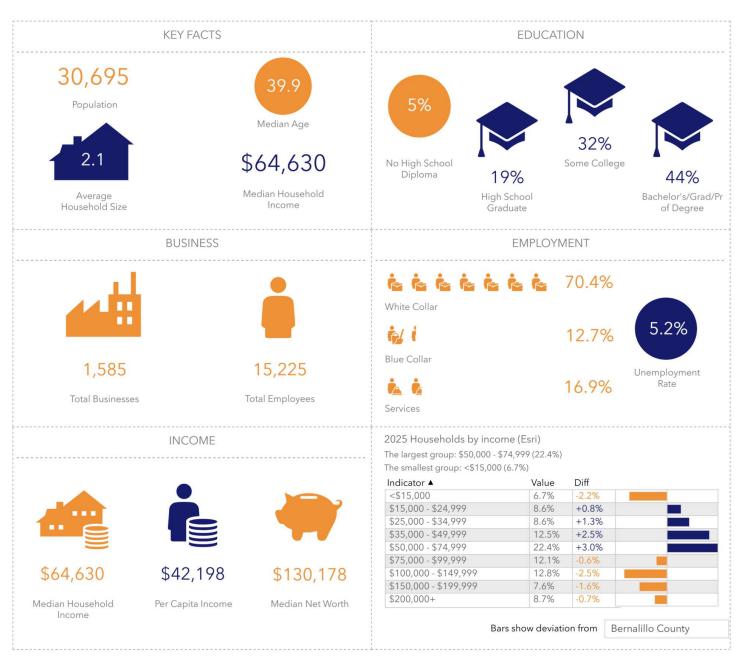
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Key Facts

3901 Georgia St NE, Albuquerque, New Mexico, 87110

Drive time of 5 minutes



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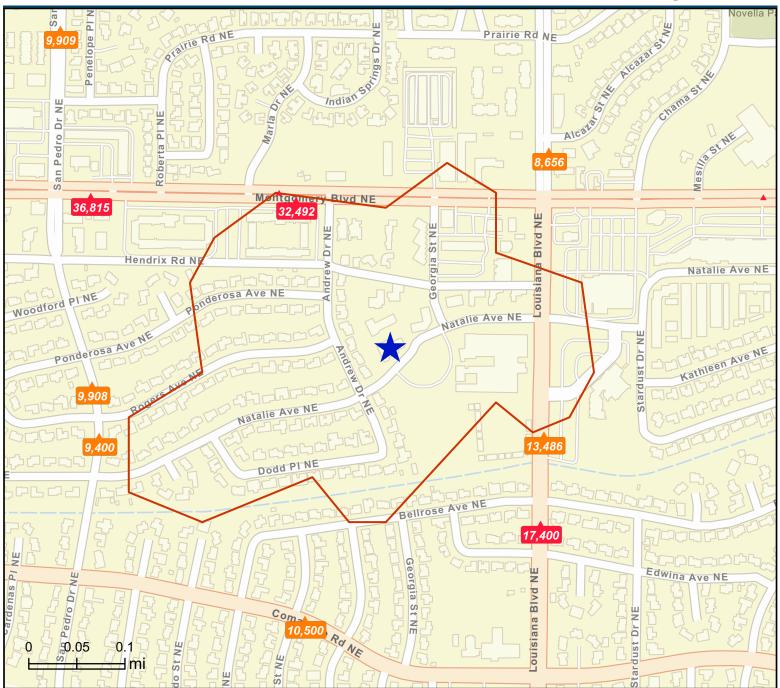


Traffic Count Map - Close Up

3901 Georgia St NE, Albuquerque, New Mexico, 87110 Drive time: 1, 3, 5 minute radii

Prepared by Esri Latitude: 35.12848

Longitude: -106.57151





Source: ©2024 Kalibrate Technologies (Q4 2024).

Average Daily Traffic Volume

▲Up to 6,000 vehicles per day

▲6,001 - 15,000

▲ 15,001 - 30,000

▲ 30,001 - 50,000

▲50,001 - 100,000

▲More than 100,000 per day



June 23, 2025