

FOR SALE/LEASE

3901 Georgia St. NE C-4

ALBUQUERQUE, NM 87110



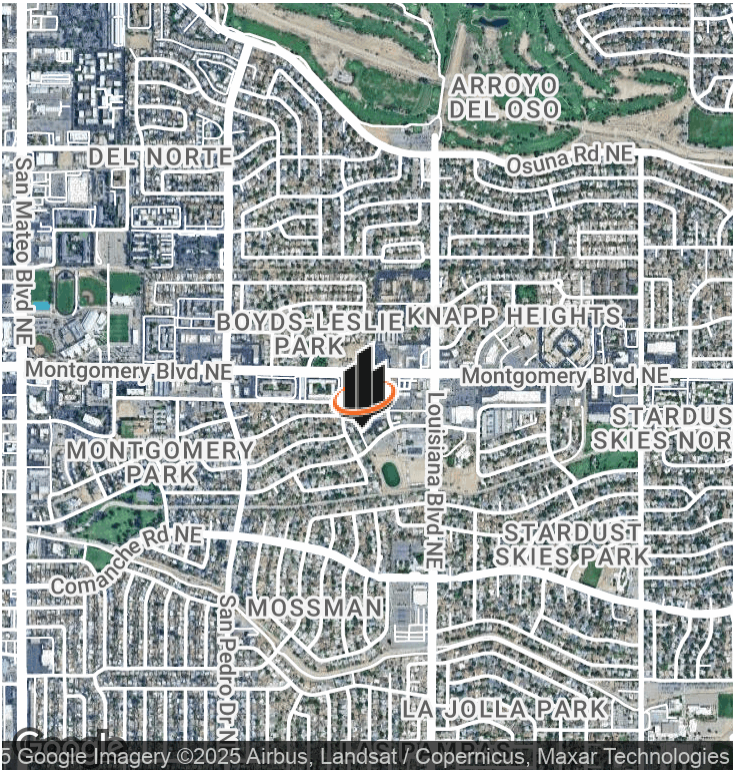
PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$610,000
LEASE RATE:	\$20.00 SF/yr (NNN)
AVAILABLE SF:	2,526 SF
LOT SIZE:	0.684 Acres
BUILDING SIZE:	2,526 SF

PROPERTY DESCRIPTION

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

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PROPERTY DETAILS & HIGHLIGHTS

BUILDING NAME	3901 Georgia St. NE C-4
PROPERTY TYPE	Office
PROPERTY SUBTYPE	Medical
APN	101806046045010927
BUILDING SIZE	2,526 SF
LOT SIZE	0.684 Acres
BUILDING CLASS	B
YEAR BUILT	1983
NUMBER OF FLOORS	1
CONSTRUCTION STATUS	Existing
ROOF	Flat built up tar and gravel roofing system
FREE STANDING	Yes
NUMBER OF BUILDINGS	1

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- Unique architectural features
- Ample parking space
- Proximity to amenities
- Potential for medical office use
- Renovated in 2008
- 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

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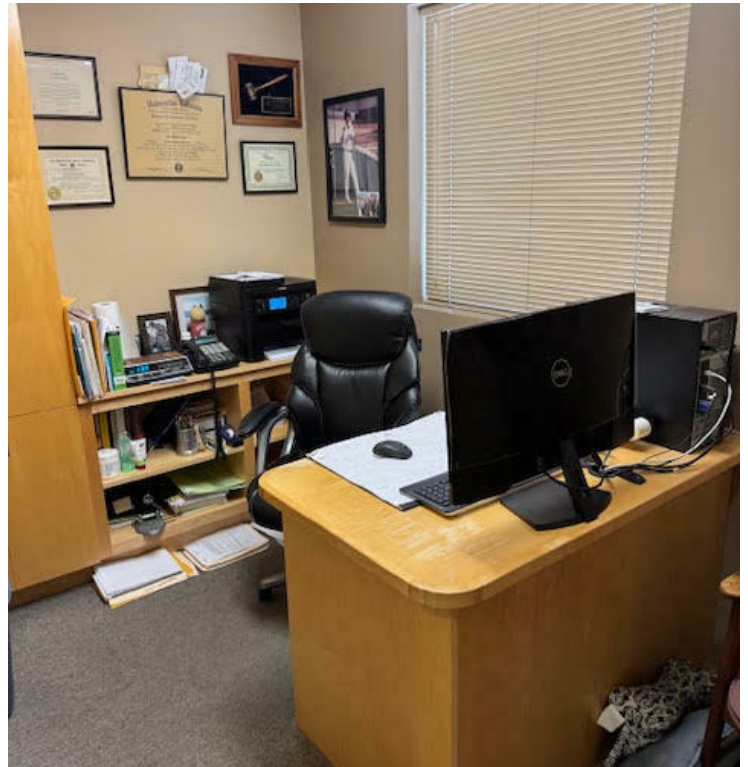
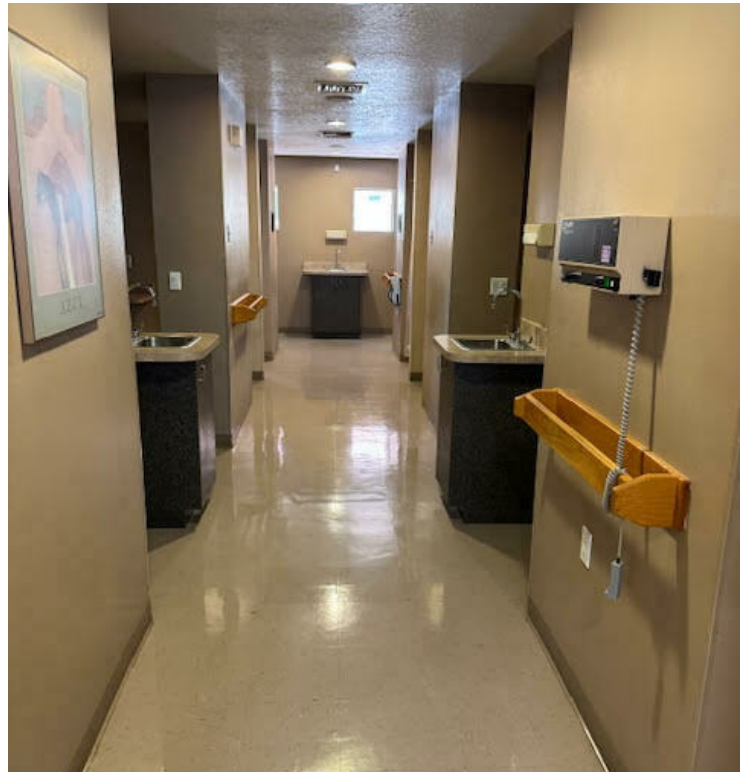
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INTERIOR PHOTOS



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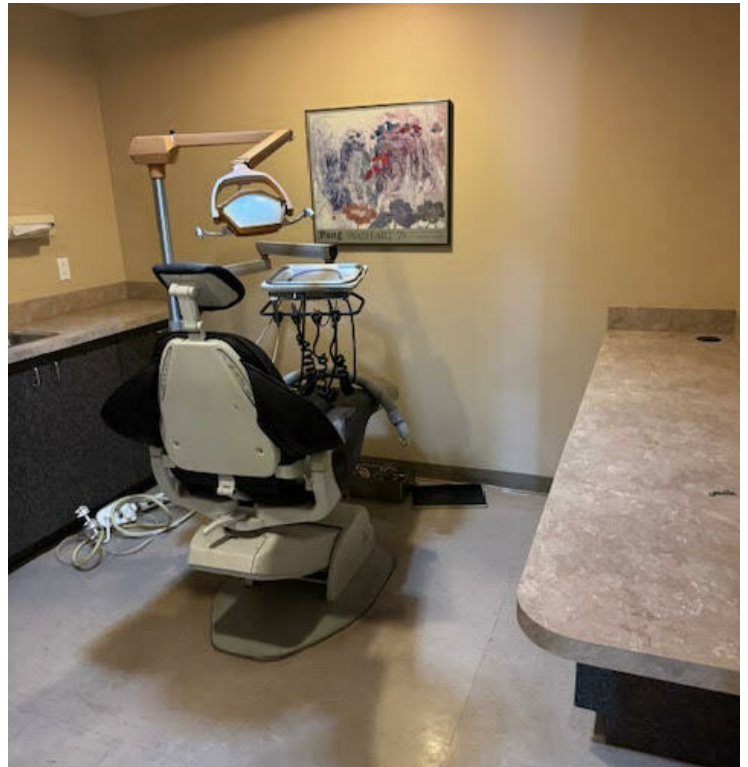
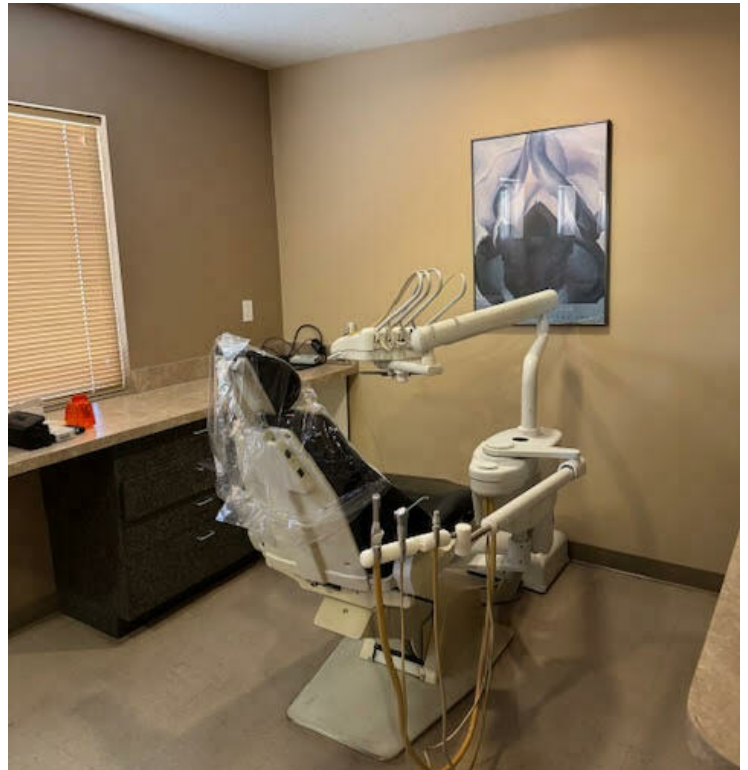
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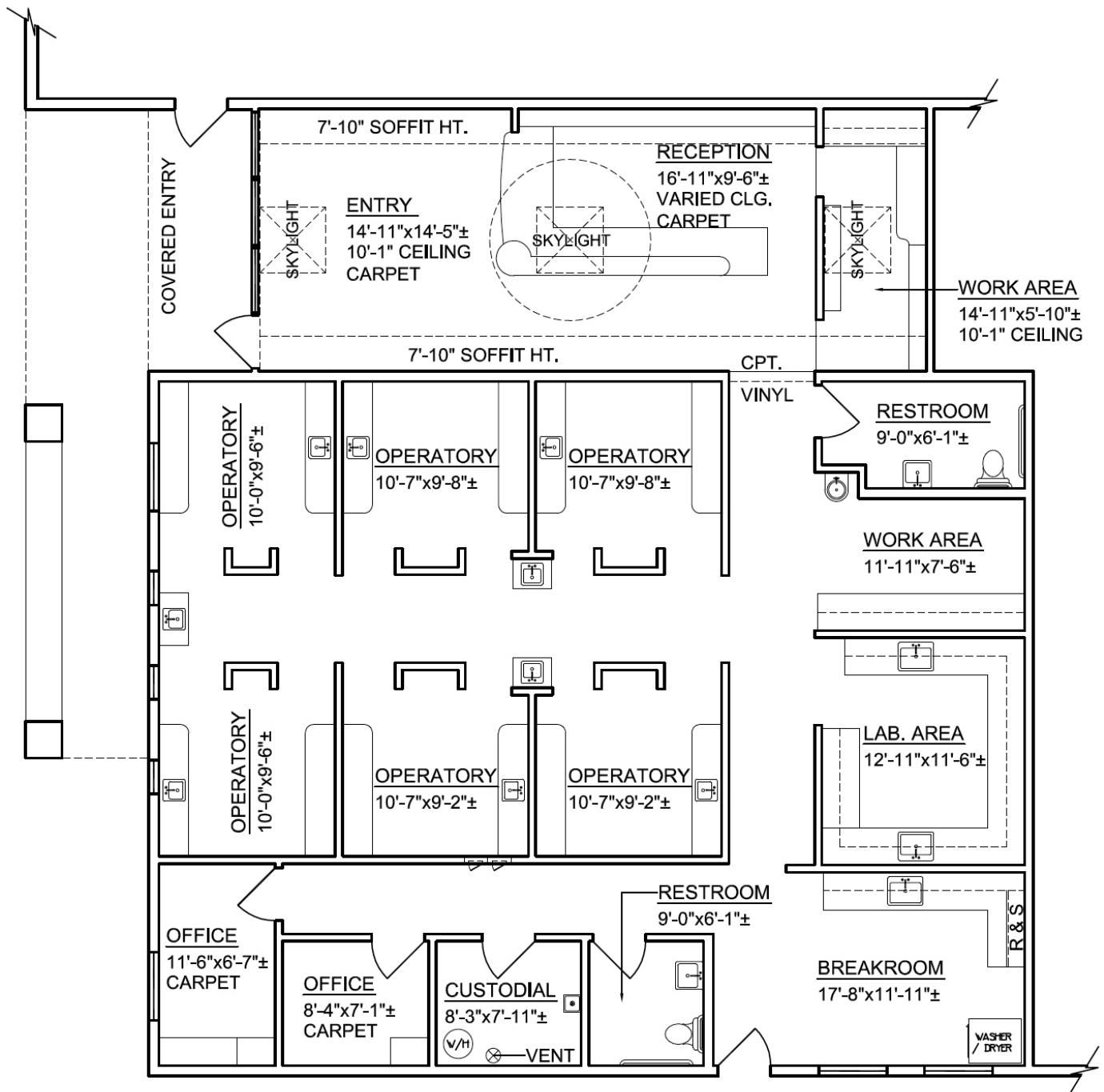
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PROPOSED FLOOR PLAN



GEORGIA PROFESSIONAL GARDENS, BLDG.- C, SUITE - 4

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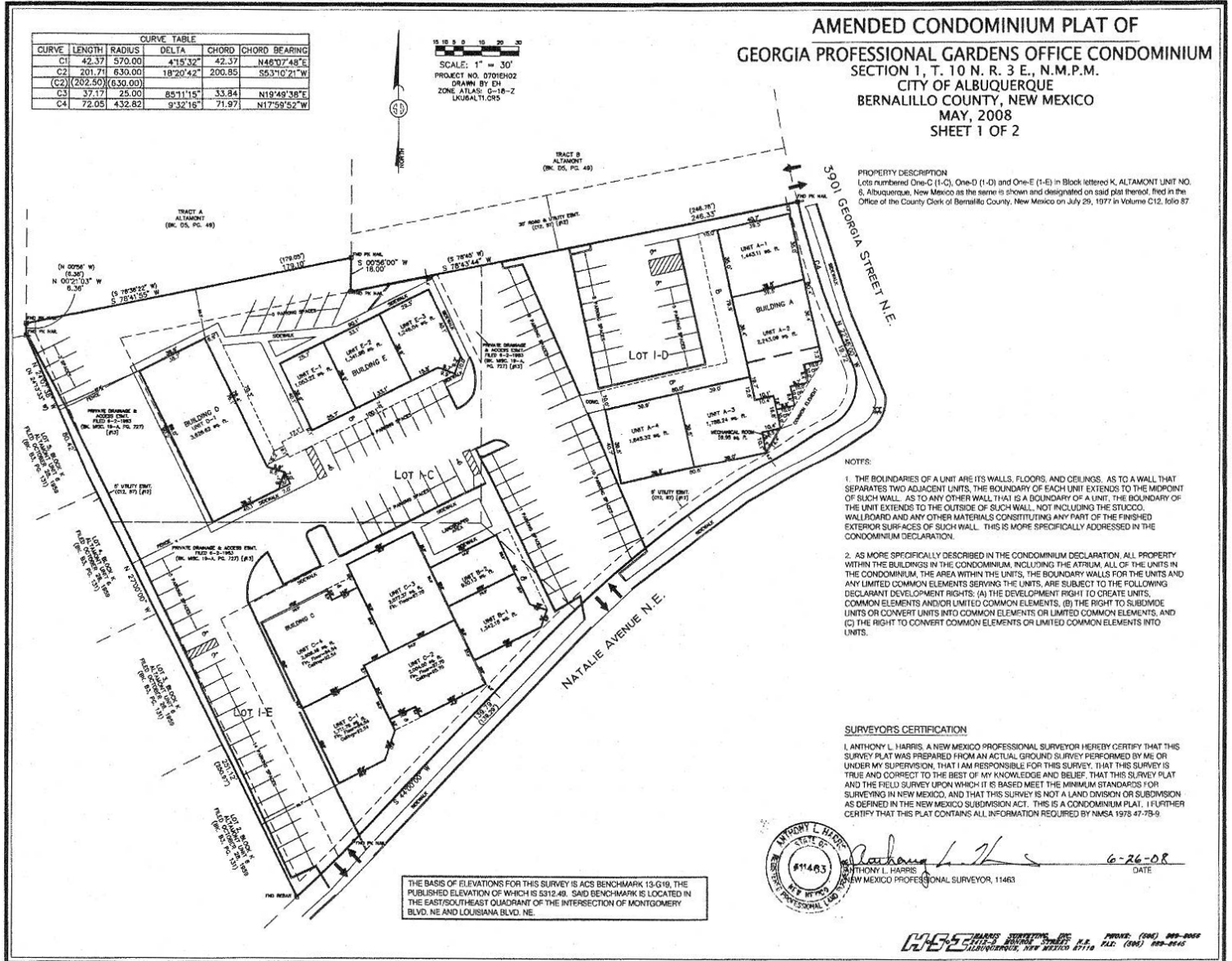
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AMENDED PLAT MAP (PAGE 1)



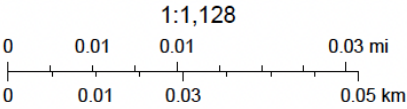
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ZONING MAP



June 23, 2025

-  Bernalillo County Assessor Parcels
- IDO Zoning
 -  R-1D
 -  MX-T

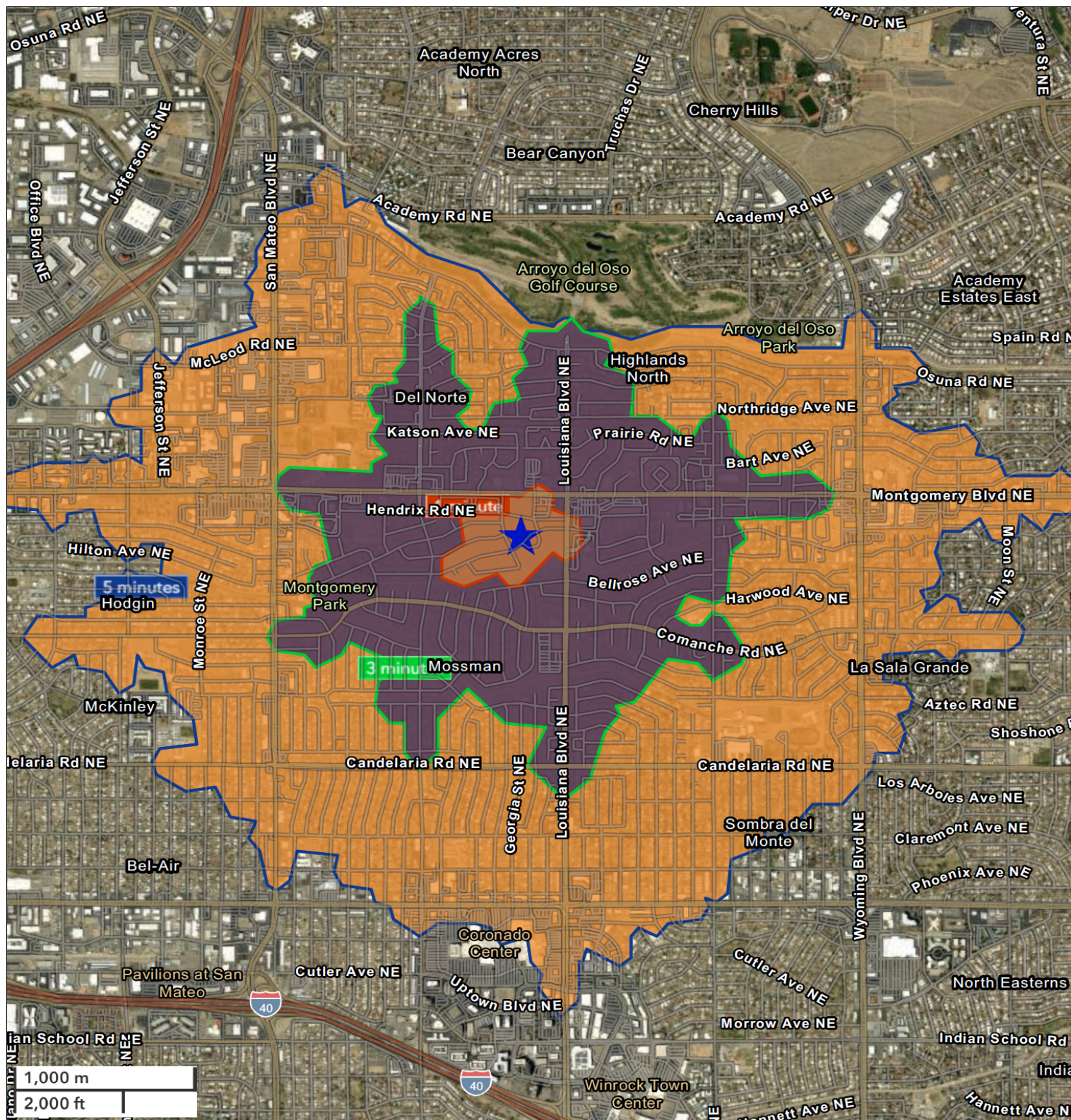


Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, MRCOG-NM,BHI,BernCo GIS, Maxar, Microsoft

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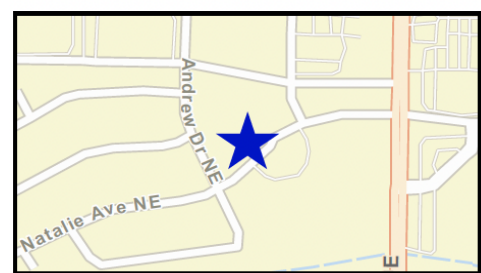
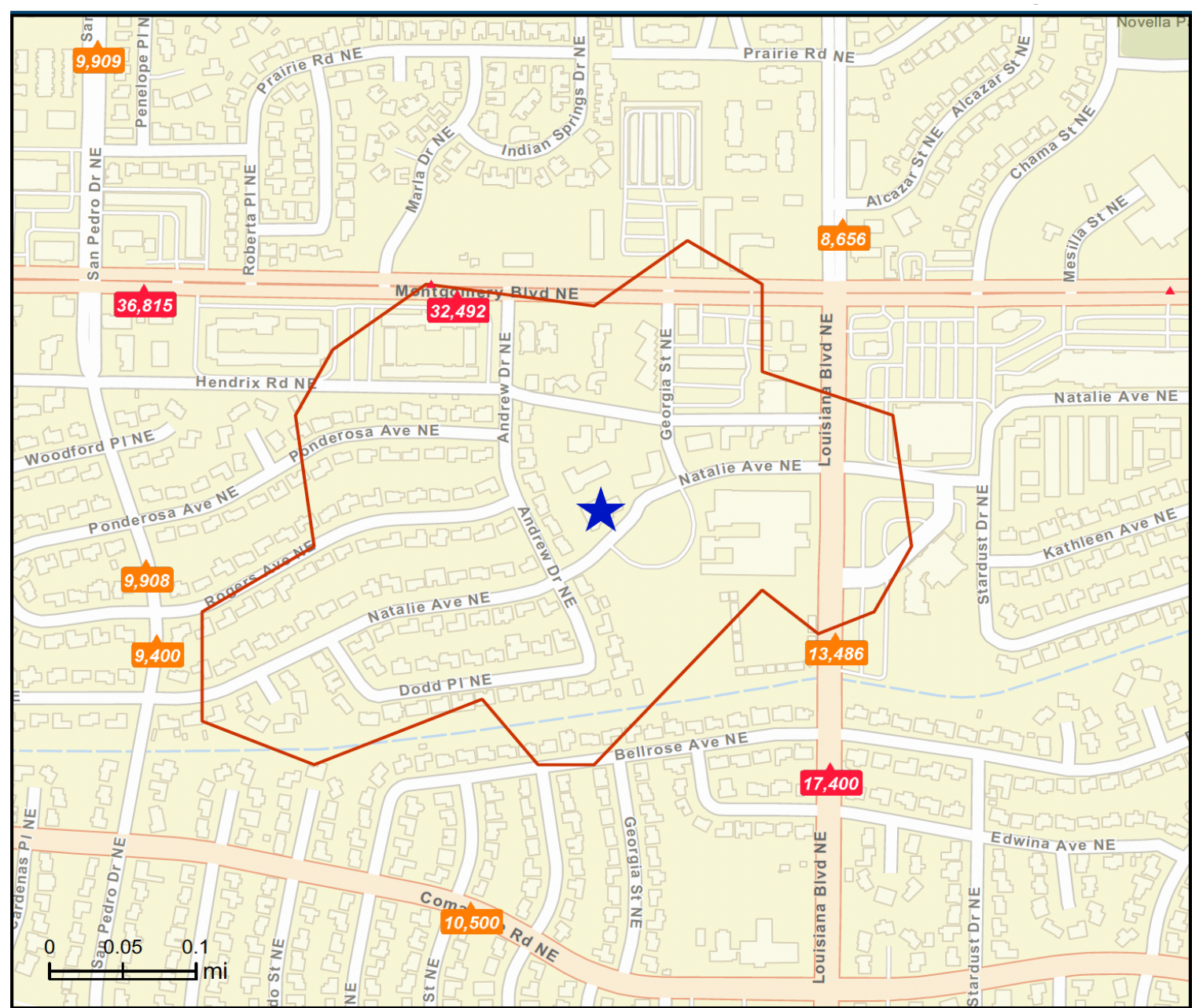
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DRIVE TIME MAP

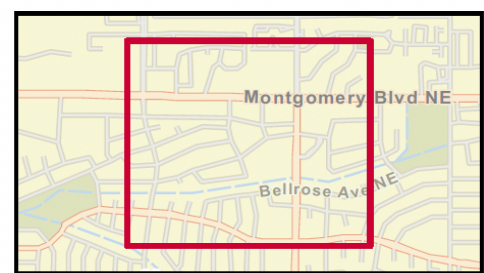


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TRAFFIC COUNT MAP | CLOSE UP



- 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

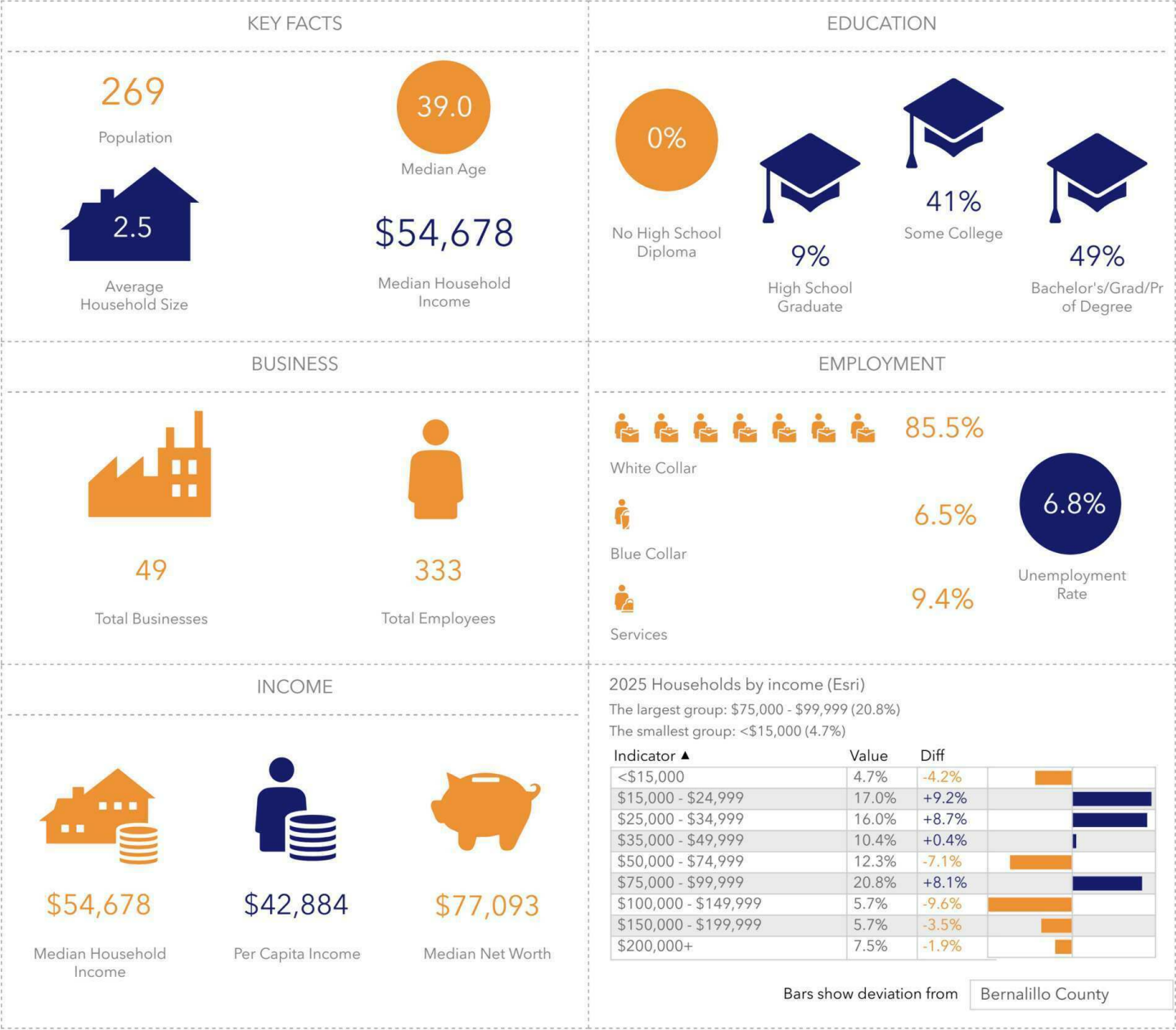


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Key Facts

3901 Georgia St NE, Albuquerque, New Mexico, 87110
Drive time of 1 minute



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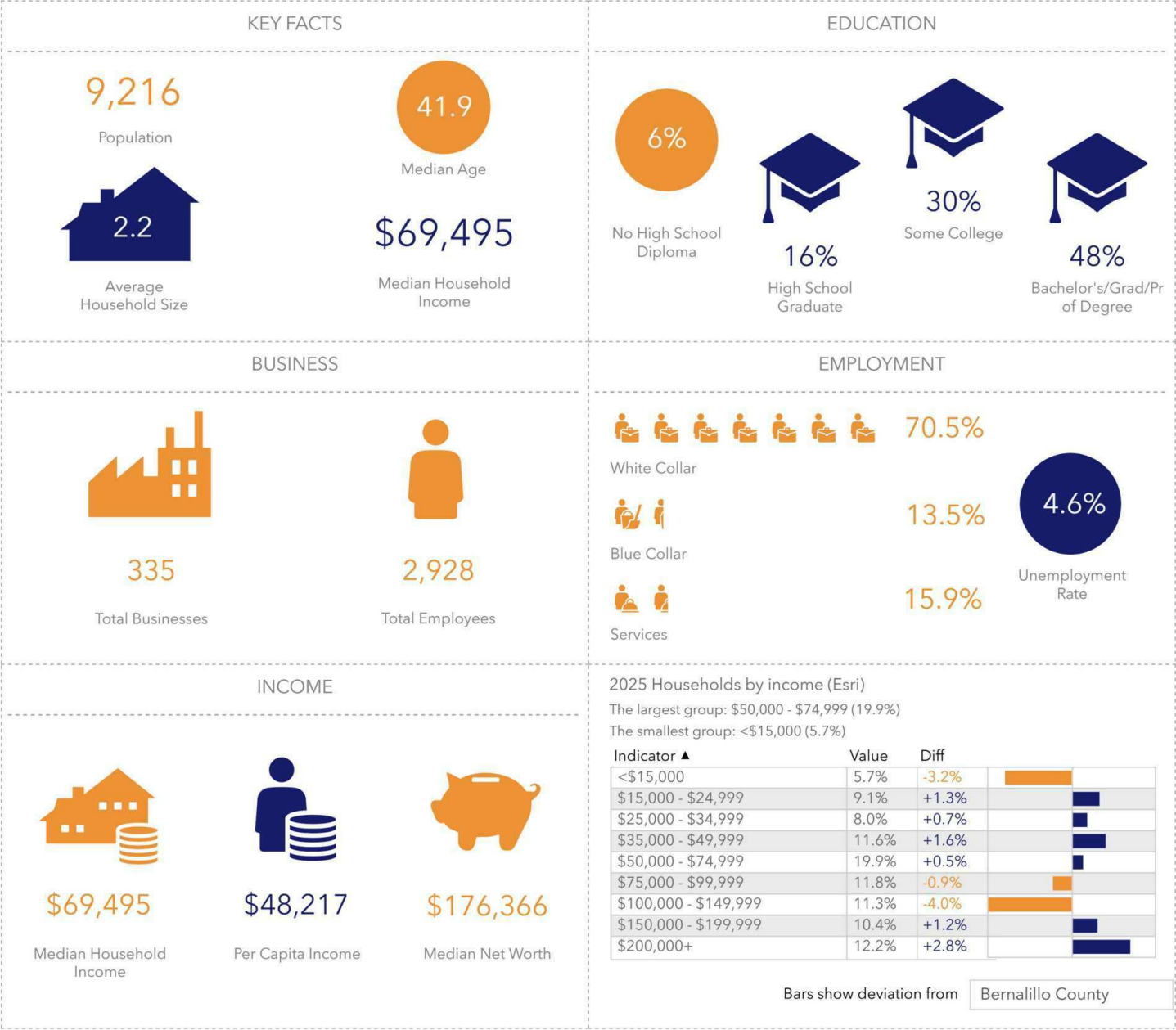
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Key Facts

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Drive time of 3 minutes



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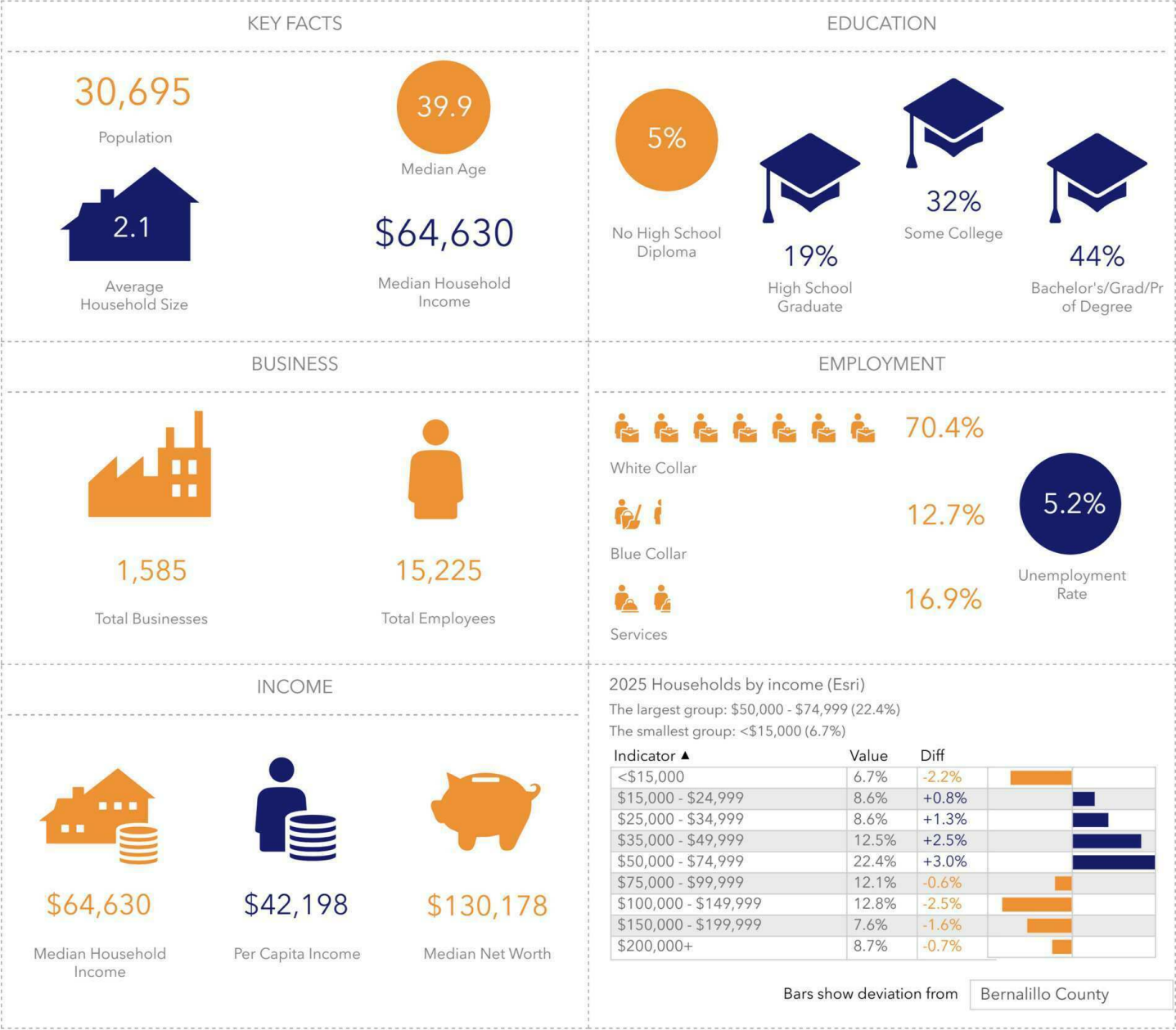
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Key Facts

3901 Georgia St NE, Albuquerque, New Mexico, 87110
Drive time of 5 minutes



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