FOR SALE OR LEASE



Free Standing Retail Building

For Sale or Lease in Los Ranchos

6621 4th St NW, Los Ranchos, NM 87107



AVAILABLE

- 4,200± SF - Free Standing Building
- 1.11± Acres

SALE INFORMATION

- $1,350,000 ($321.43/SF)
- Owner Financing Available

LEASE INFORMATION

- $24.95/SF/YR (NNN)

FEATURES

- 70± Parking Spaces
- Fenced Parking in Rear
- Zoning: Los Ranchos VC Village Center
- Secured Windows and Doors
- 3 Bathrooms
- 2 Classrooms
- Open Retail Space

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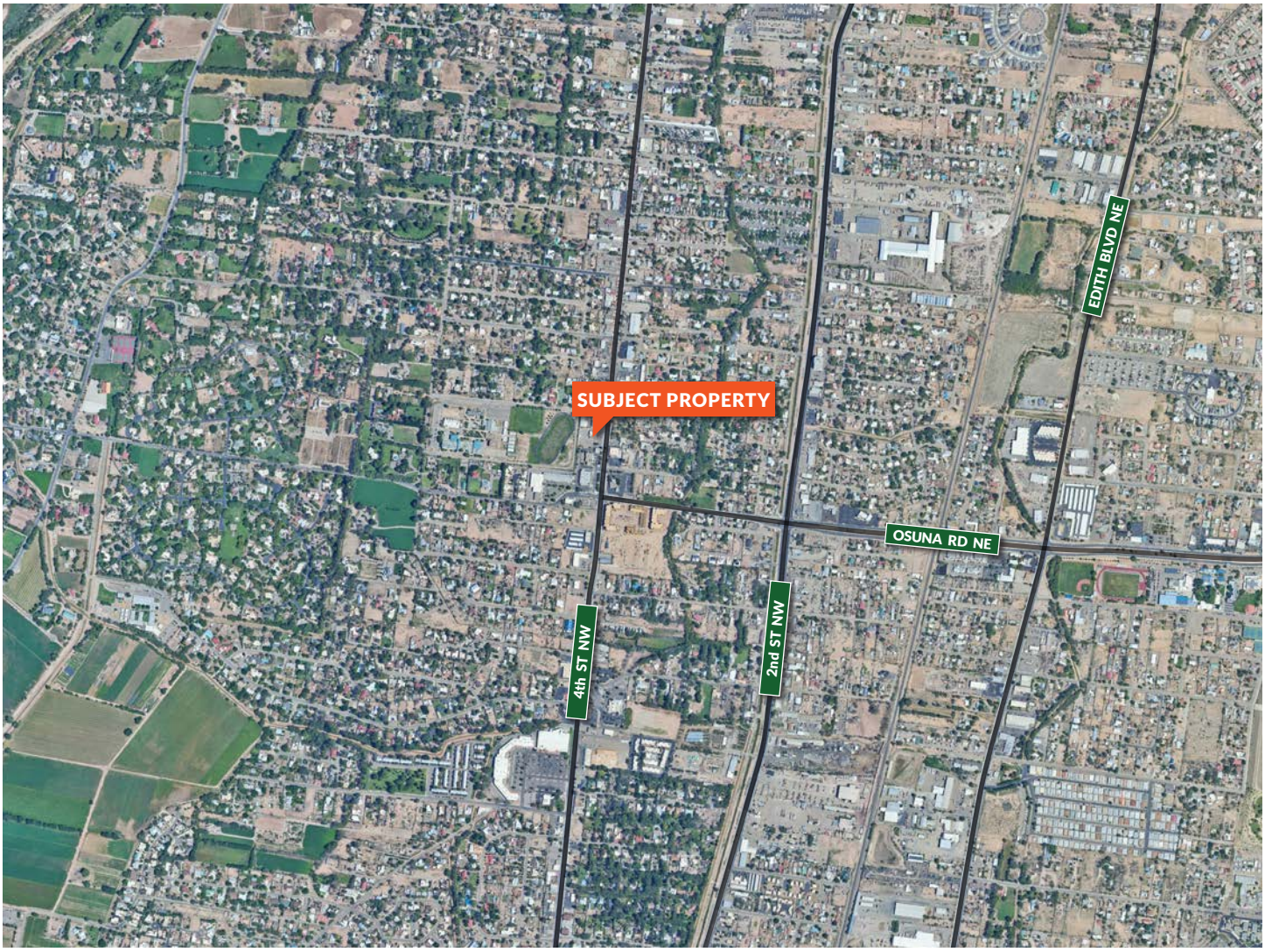
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4811 Hardware Dr NE, Suite C-5
Albuquerque, NM 87109 | 505-831-3333

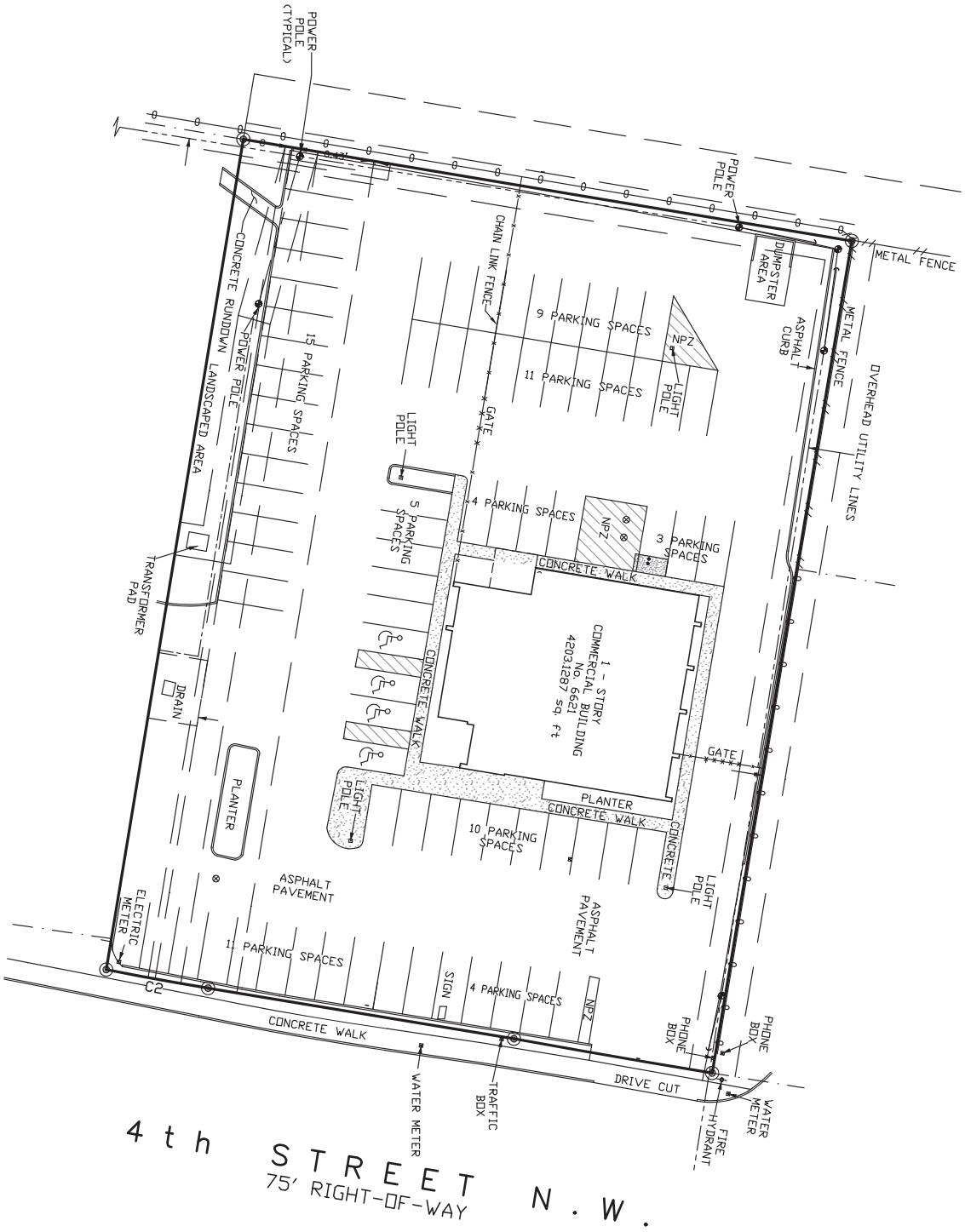
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AERIAL MAP

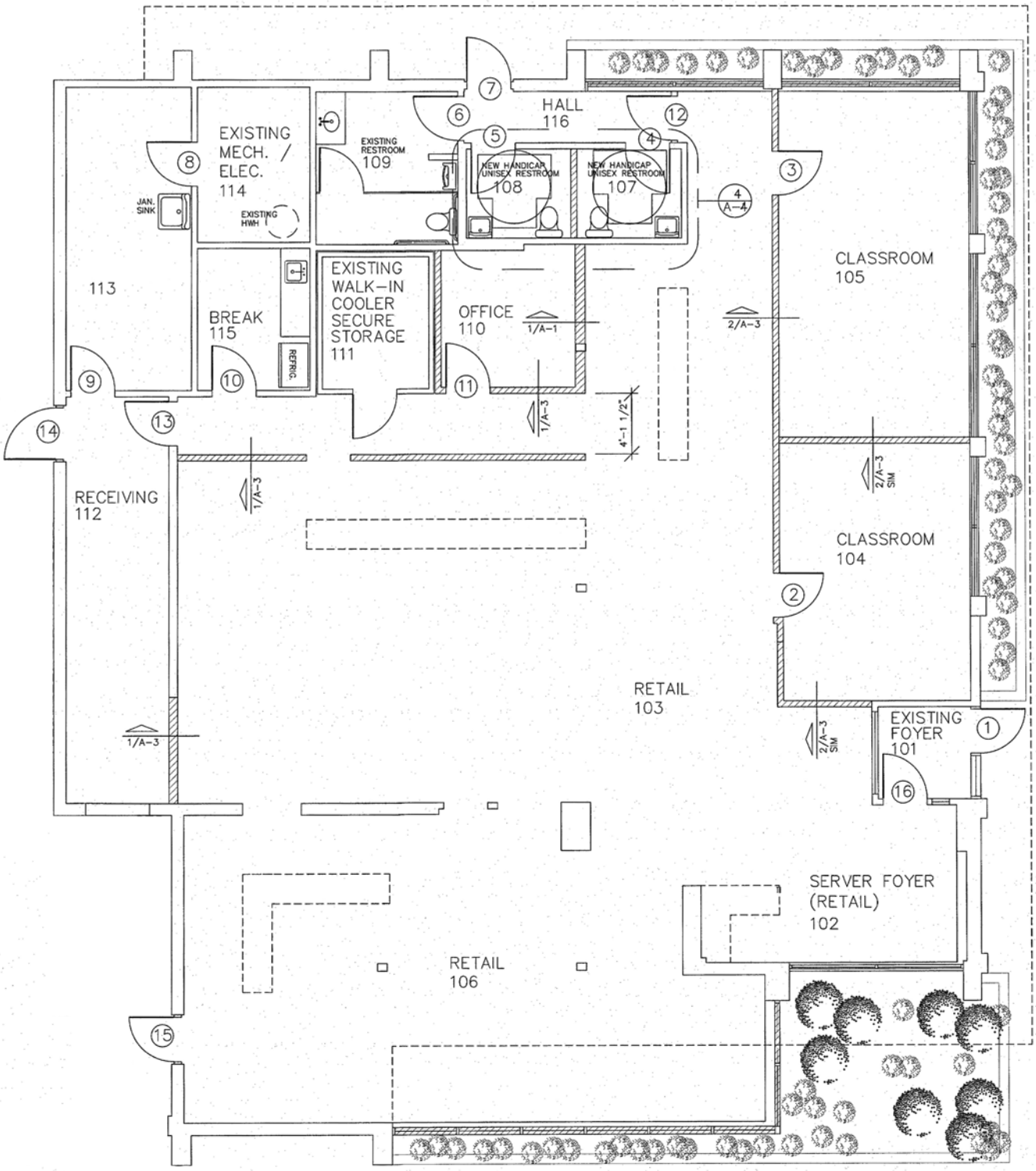

SUBJECT PROPERTY
EDITH BLVD NE
OSUNA RD NE
4th ST NW
2nd ST NW


SUBJECT PROPERTY
4th ST NW
N

SITE PLAN


POWER POLE (TYPICAL)
POWER POLE
METAL FENCE
DUMPSTER AREA
ASPHALT CURB
METAL FENCE
OVERHEAD UTILITY LINES
CHAIN LINK FENCE
9 PARKING SPACES
NPZ
11 PARKING SPACES
LIGHT POLE
GATE
CONCRETE RUNDOWN
POWER POLE
LANDSCAPED AREA
15 PARKING SPACES
LIGHT POLE
5 PARKING SPACES
4 PARKING SPACES
NPZ
3 PARKING SPACES
CONCRETE WALK
TRANSFORMER PAD
1 - STORY COMMERCIAL BUILDING No. 6621 4203.128 sq. ft
CONCRETE WALK
DRAIN
GATE
PLANTER
LIGHT POLE
PLANTER
CONCRETE WALK
10 PARKING SPACES
CONCRETE
LIGHT POLE
ASPHALT PAVEMENT
ELECTRIC METER
ASPHALT PAVEMENT
11 PARKING SPACES
SIGN
4 PARKING SPACES
NPZ
PHONE BOX
PHONE BOX
C2
CONCRETE WALK
DRIVE CUT
WATER METER
TRAFFIC BOX
FIRE HYDRANT
WATER METER
4th STREET N.W.
75' RIGHT-OF-WAY
N

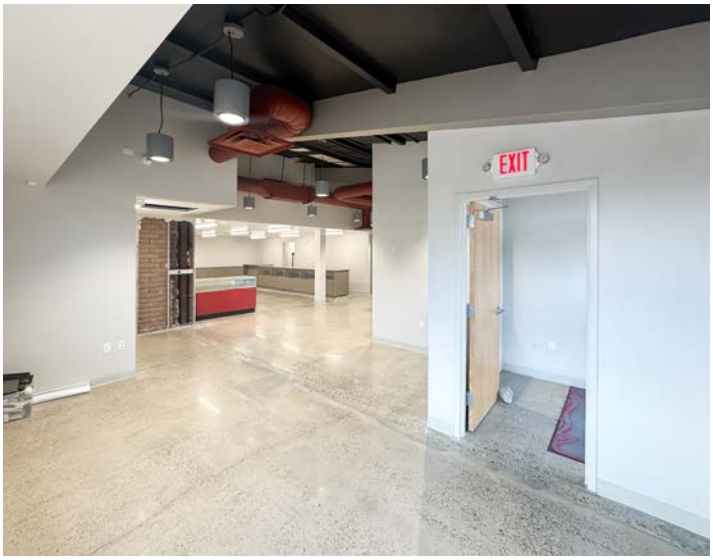
FLOOR PLAN


HALL
116
EXISTING
MECH. /
ELEC.
114
EXISTING
RESTROOM
109
NEW HANDICAP
UNISEX RESTROOM
108
NEW HANDICAP
UNISEX RESTROOM
107
JAN.
SINK
EXISTING
HWH
113
BREAK
115
REFRIG.
EXISTING
WALK-IN
COOLER
SECURE
STORAGE
111
OFFICE
110
CLASSROOM
105
CLASSROOM
104
RECEIVING
112
RETAIL
103
EXISTING
FOYER
101
SERVER FOYER
(RETAIL)
102
RETAIL
106
1/A-3
1/A-1
2/A-3
2/A-3
SIM
2/A-3
SIM
4
A-4
4'-1 1/2"

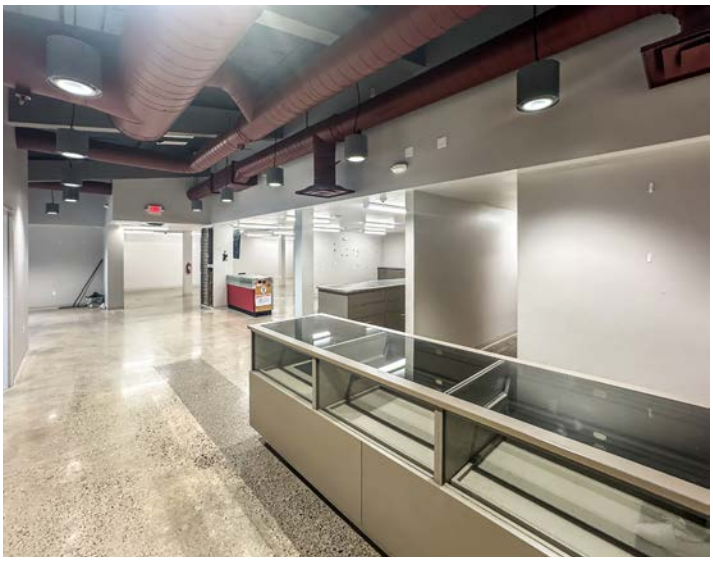
PHOTOS













PROPERTY INFO

PROPERTY TYPE	Retail
ADDRESS	6621 4th St NW, Los Ranchos, NM 87107
CROSS STREETS	4th Street and Osuna

Property Details

BUILDING SIZE (SF)	4,200± SF
STORIES	1
CONSTRUCTION TYPE	Block
LAND AREA (ACRES)	1.11± Acres
SPRINKLER SYSTEM	No
PARKING	70± Spaces
ROOF COVERING	Asphalt Shingle
YEAR CONSTRUCTED	1982±
ZONING	Los Ranchos VC Village Center

Building Details

AVAILABLE SF	4,200± SF
RESTROOMS	3
HEAT TYPE	Gas Forced Heat
COOLING TYPE	Refrigerated
LIGHTING	Fluorescent

Lease Details

LEASE RATE ($/SF)	$24.95/SF
LEASE TYPE	NNN

Sale Details

SALE PRICE ($)	$1,350,000
SALE PRICE ($/SF)	$321.43/SF
NOTE	Owner Financing Available



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