

FOR SALE OR LEASE - MEDICAL OFFICE BUILDING

4630 Eubank Blvd. NE, Albuquerque, NM



Sale Price: \$2,500,000

Lease Rate: \$17.00/SF/YR NNN

Building Size: 10,008 SF

Land Size: 1.22 Acres

Zoned: MX-T (Formerly: O-1)

Features: All non-load bearing interior walls.
Ideal for medical, office lab, conventional office, school, brewery or flex space.
66 parking spaces including 4 handicapped.
New TPO roof, all new HVAC Units (7), new stucco, newly sealed and stripped parking lot.
Two kitchen areas, Nice outdoor patio area, tons of skylights and natural light.
Designed for a 3,000 square foot future expansion.



Life is great...



505.296.6388

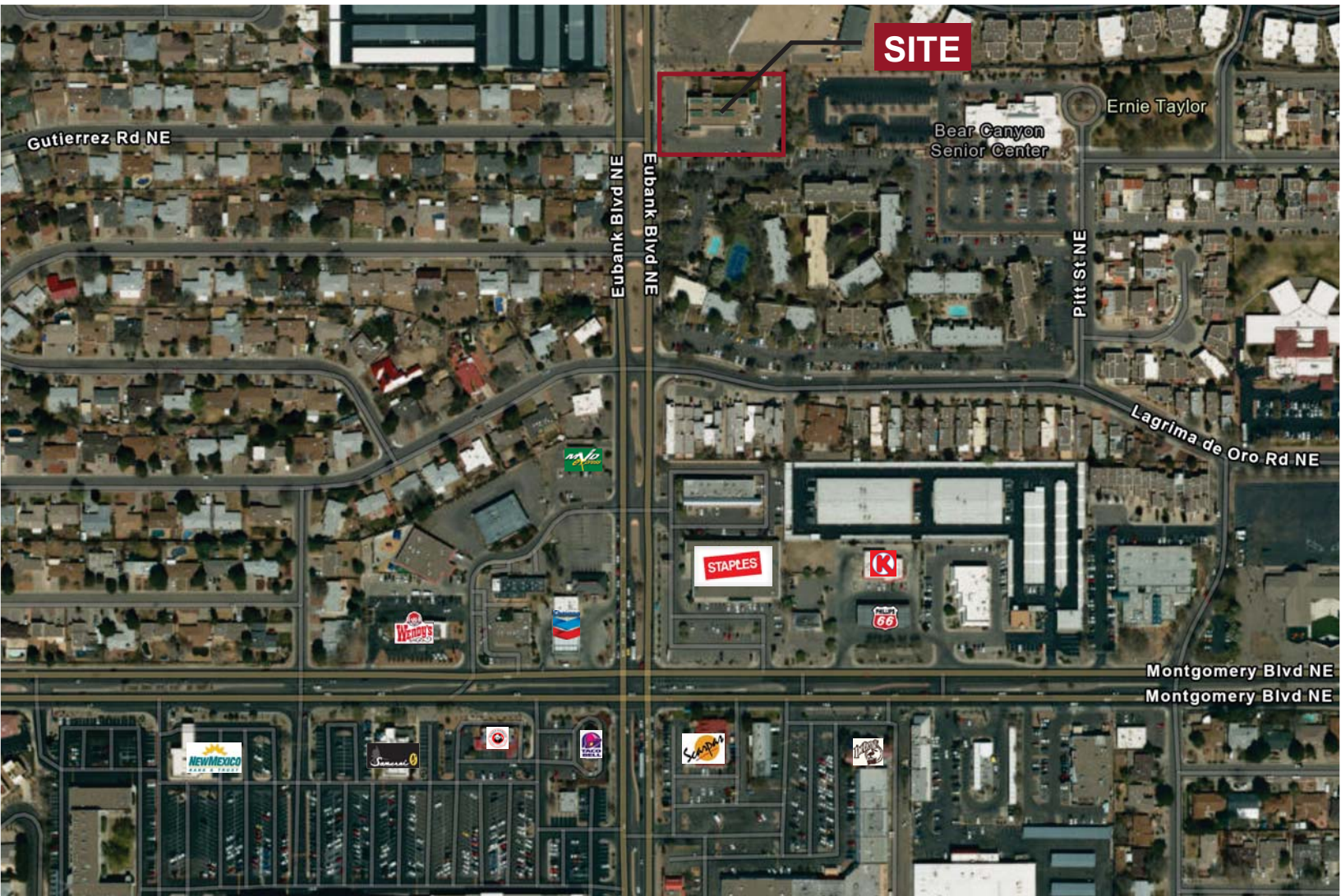
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