



## Office Building for Sale

# FOR SALE

**3413-3417 Carlisle Blvd NE**

Albuquerque, NM 87107



The information contained herein is believed to be reliable, however Johnson Commercial Real Estate LC makes no warranty, representation or guarantee as to its accuracy. Interested parties should conduct its own investigations to determine the suitability of its intended use for the property.

#### LOCATION

- North I-25 Corridor

#### AVAILABLE

- 4,111 SF (1,444 SF Vacant)

#### ZONING

- MX-L; Mixed Use Low Intensity Zone

#### PRICE

- ~~\$525,000 (\$127.71/SF)~~
- **\$495,000 (\$120.41/SF) REDUCED PRICE**

#### FEATURES

- Perfect for an Owner/User or Investor
- Monument Signage & Building Signage
- Vivint Deterrent System w/ Strobes and Alarm
- Ample Parking
- Great Access to the NE Heights and North I-25 Corridor
- Lots of Natural Light

#### CONTACT

**Mark Friedman**, CCIM  
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Mobile (505) 250-5796  
mark@jcrenm.com

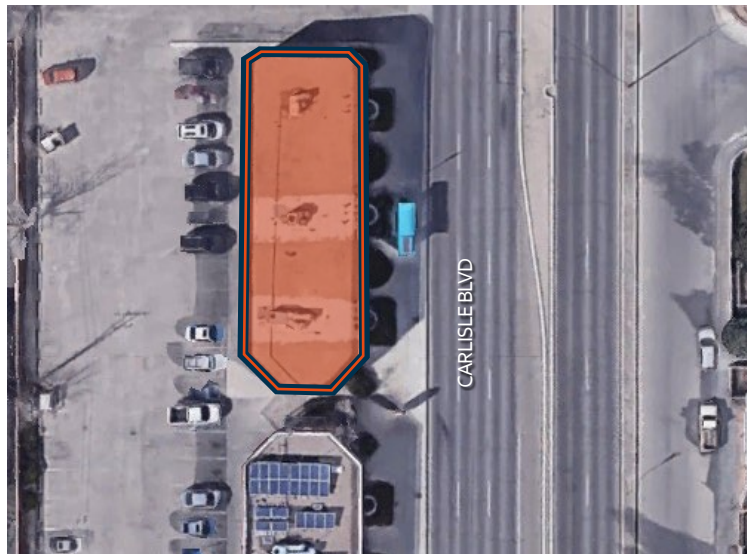
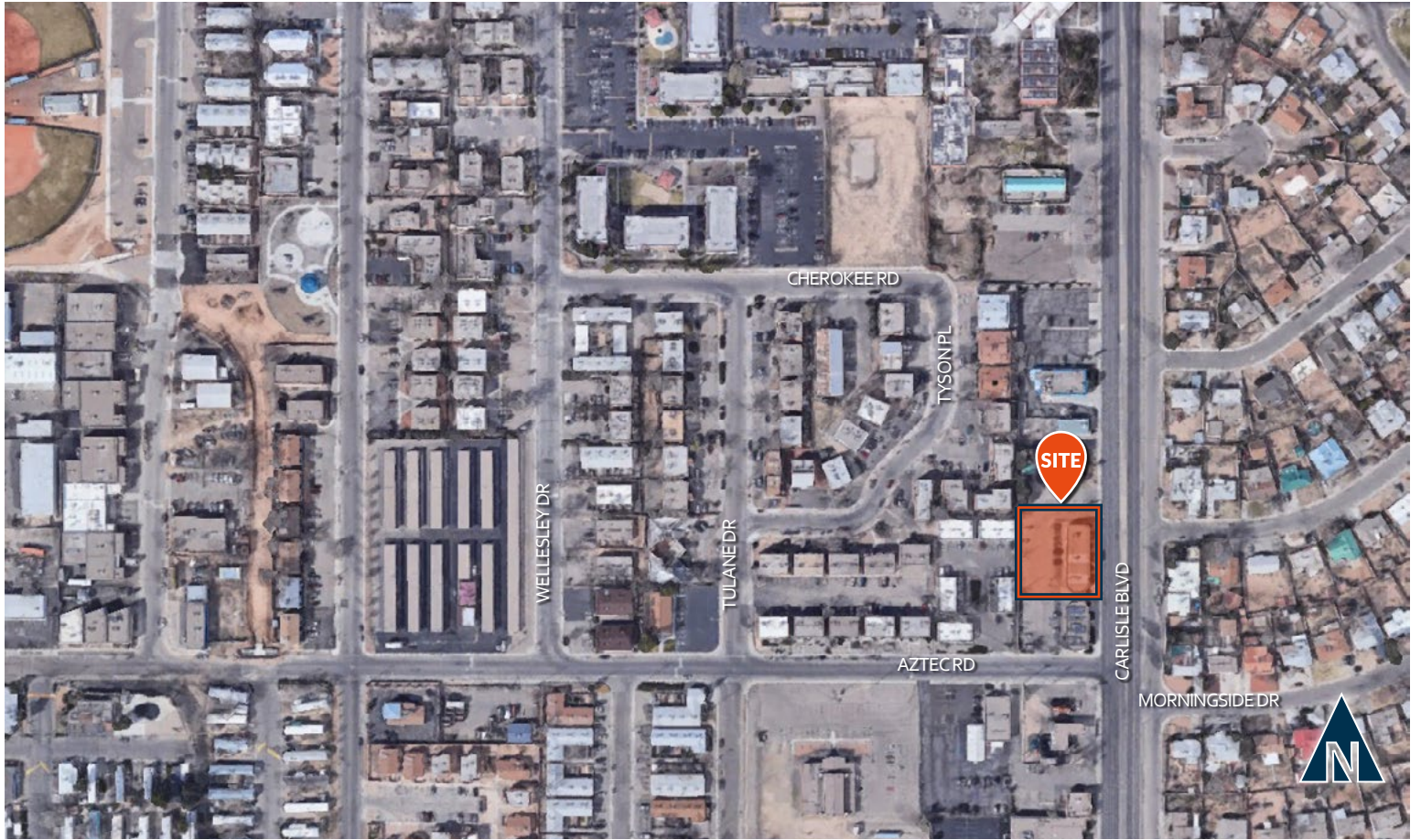
**Derek Mitchell**  
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4811 Hardware Dr NW, Suite C-5, Albuquerque, NM 87109

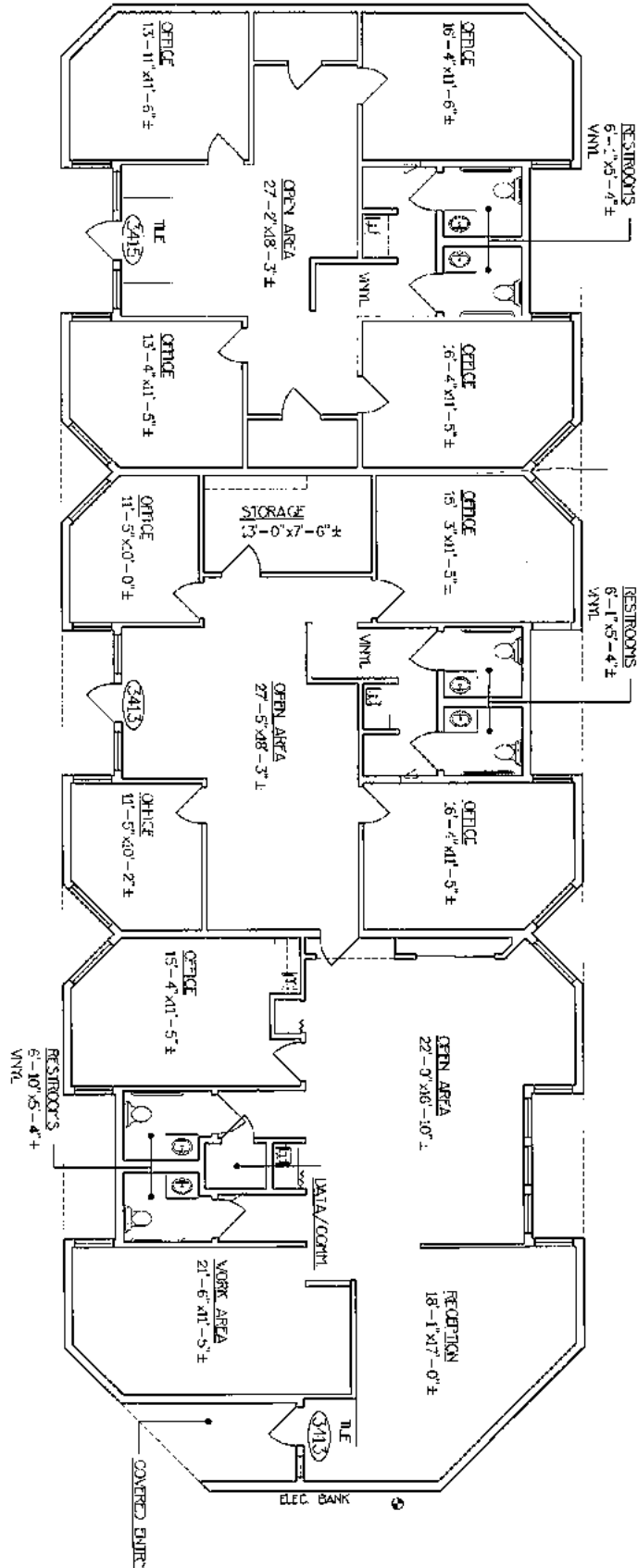


# Aerial Map



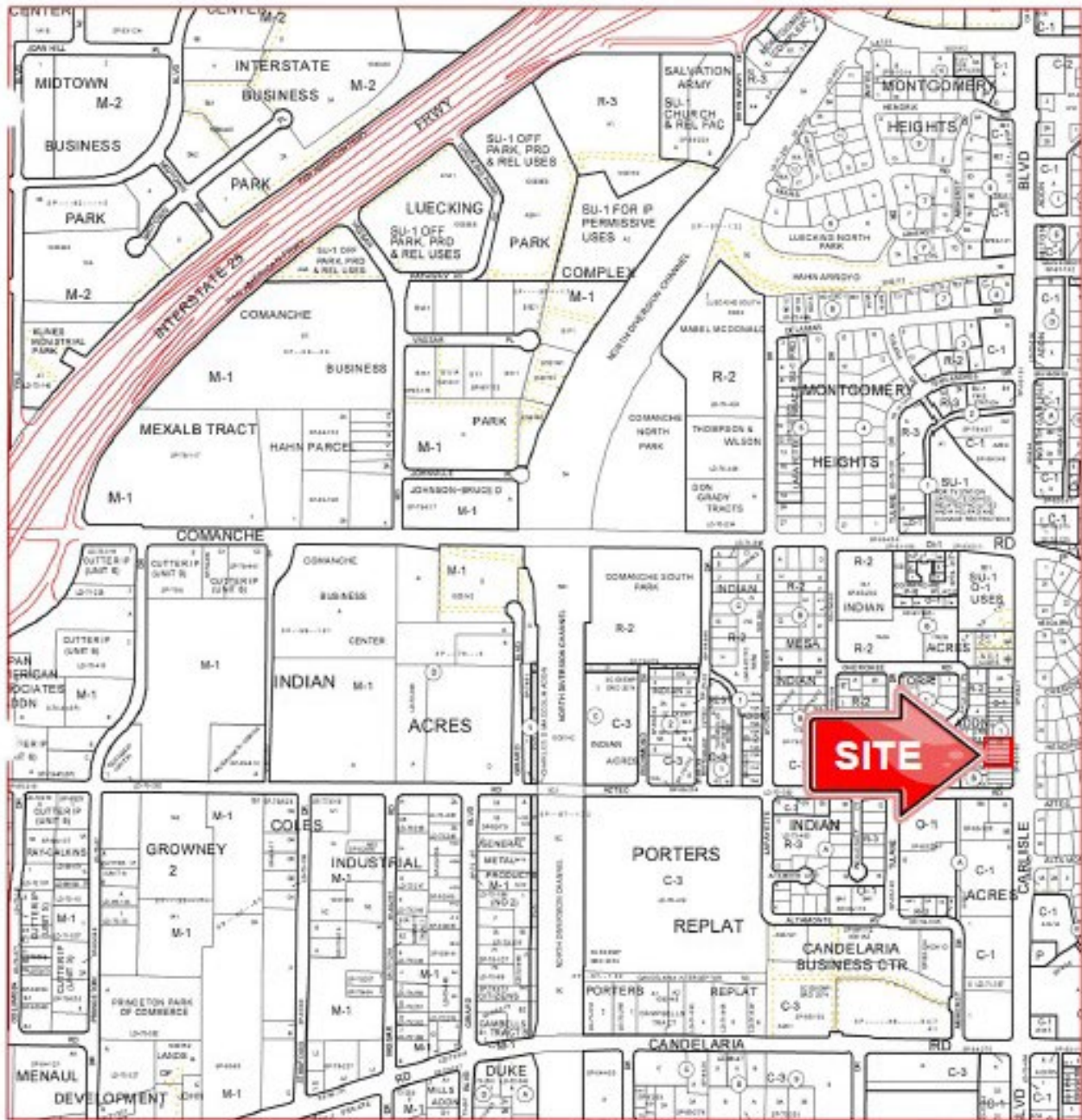


# Floor Plan





# Zone Atlas



For more current information and more details visit: <http://www.cabq.gov/gis>

Map amended through: 3/14/2006

Zone Atlas Page:  
**G-16-Z**

Selected Symbols

SECTOR PLANS	Encampment
Design Overlay Zones	2 Mile Airport Zone
City Historic Zones	Airport Noise Contours
H-1 Buffer Zone	Wall Overlay Zone
Petroglyph Man	