FOR SALE

Medical Office Building For Sale Near the University of New Mexico & Nob Hill

630 Manzano St NE, Albuquerque, NM 87110

AVAILABLE

- 3,355± SF Office Building on 0.2305± Acres
- Building can be Divided into 2 Separately Metered Suites (2,274± SF & 1,081± SF)

SALE INFORMATION

- $750,000 ($223.55/SF)

FEATURES

- Built Out For Medical Use
- Significant Solar Power System
- 3 Private Restrooms
- Perfect for Owner/User
- Functional Floor Plan
- Secure Fencing
- Zoned MX-M
- Fully Renovated in 2014 - Very Attractive
- Good Parking at 4.2 Spaces/1,000 SF

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NM LICENSE # 14869

jcrenm.com

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.

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

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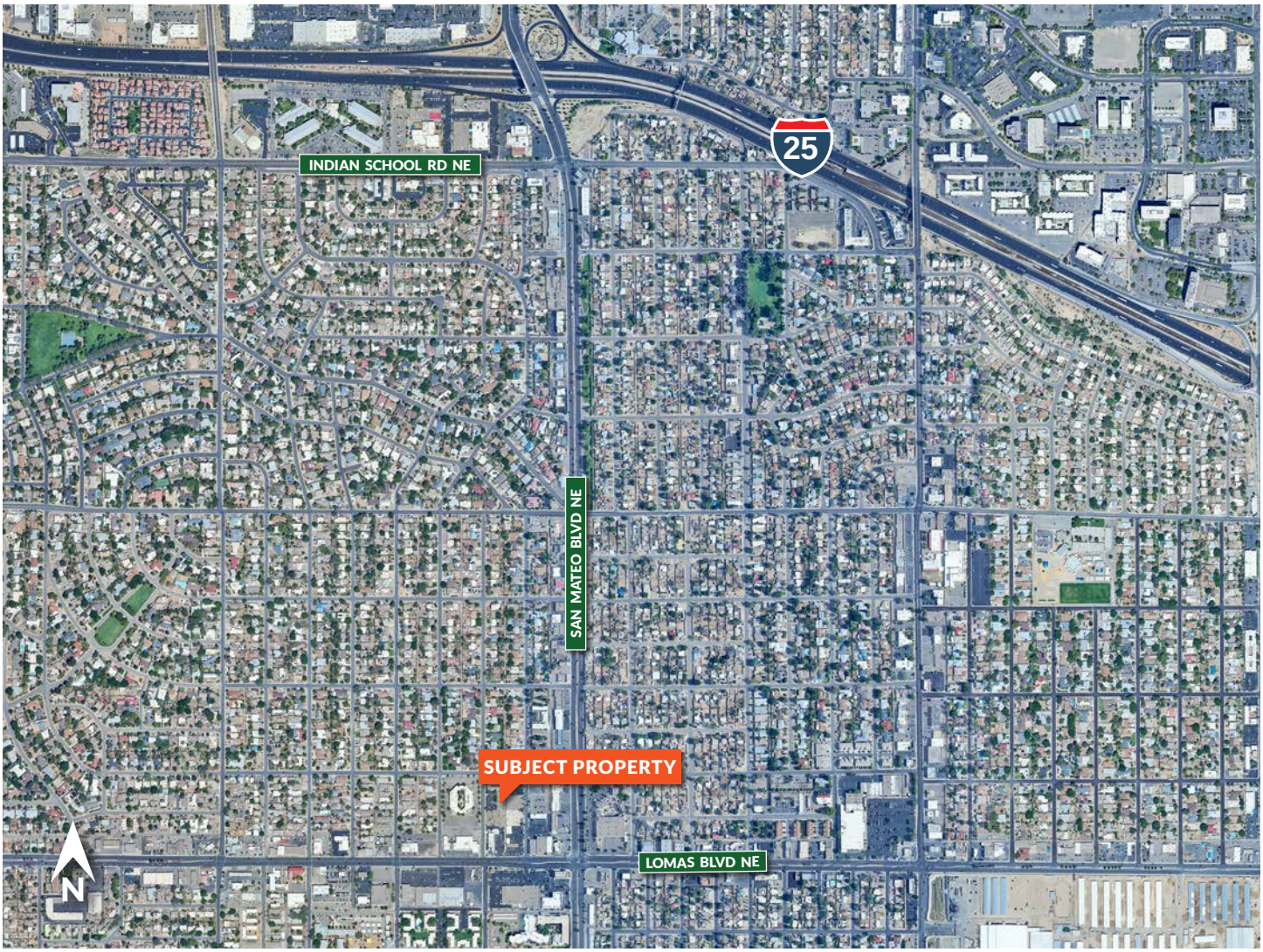
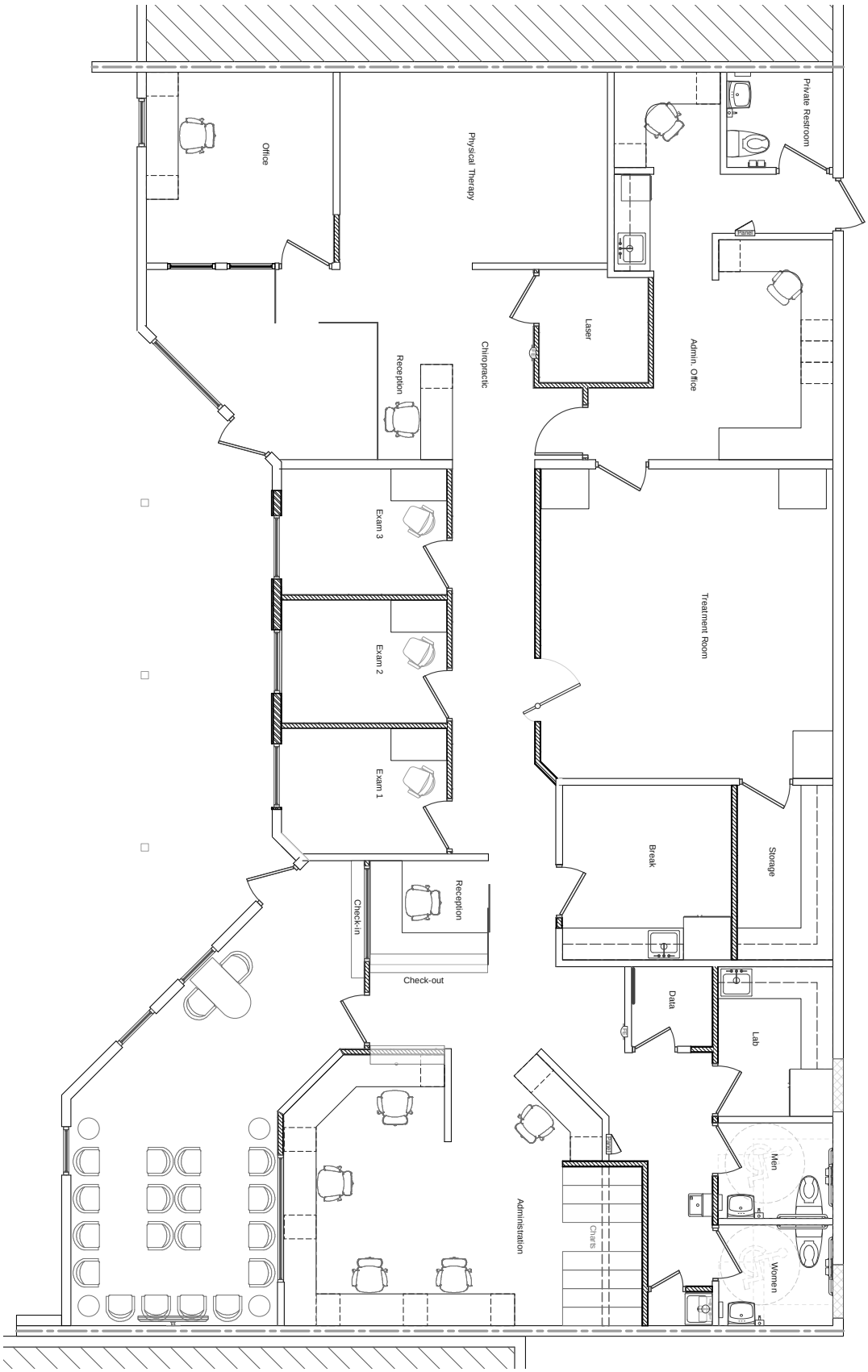
AERIAL MAP

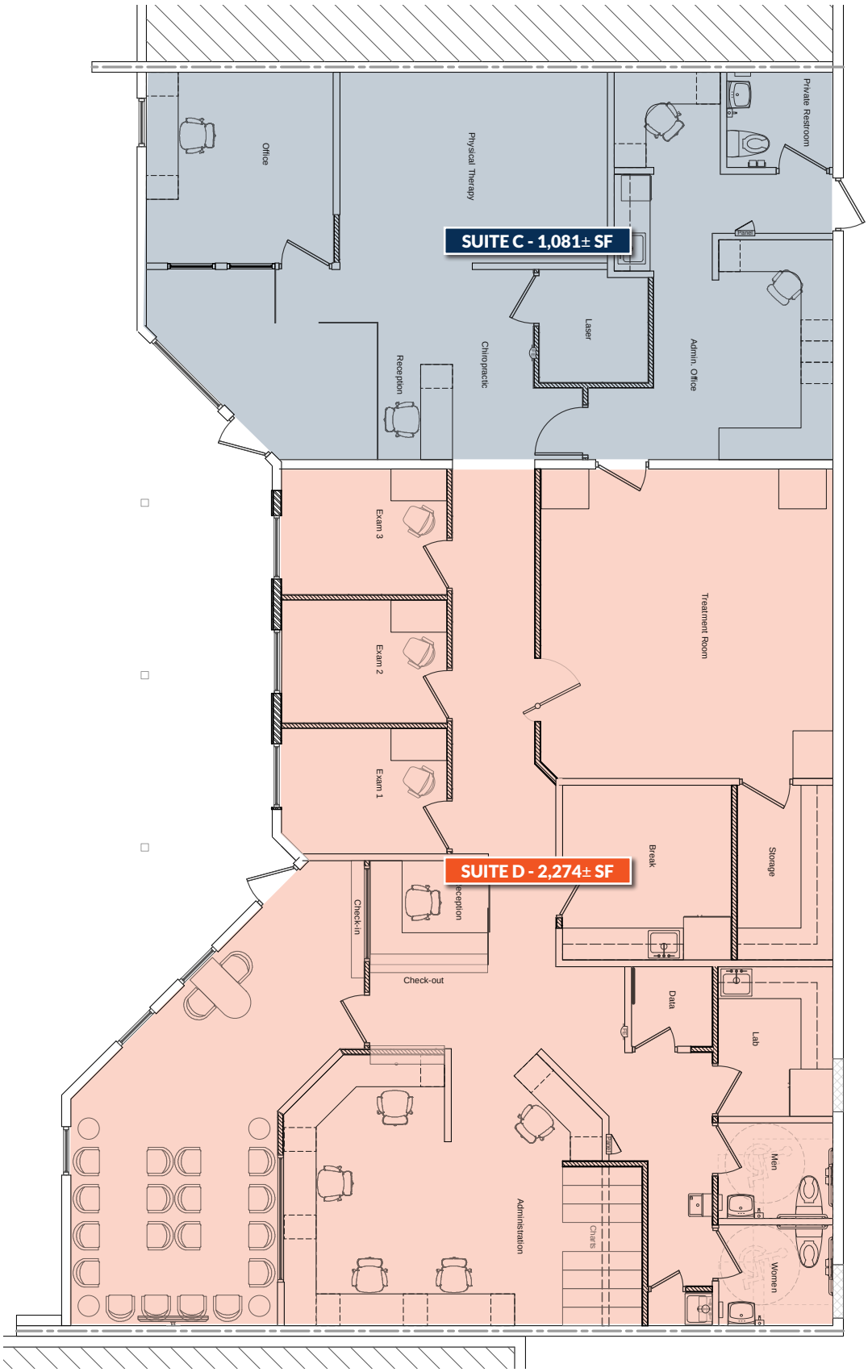

INDIAN SCHOOL RD NE
25
SAN MATEO BLVD NE
SUBJECT PROPERTY
LOMAS BLVD NE
N

SUBJECT PROPERTY
QUINCY ST NE
MANZANO ST NE
TRUMAN ST NE
SAN MATEO BLVD NE
LOMAS BLVD NE
N

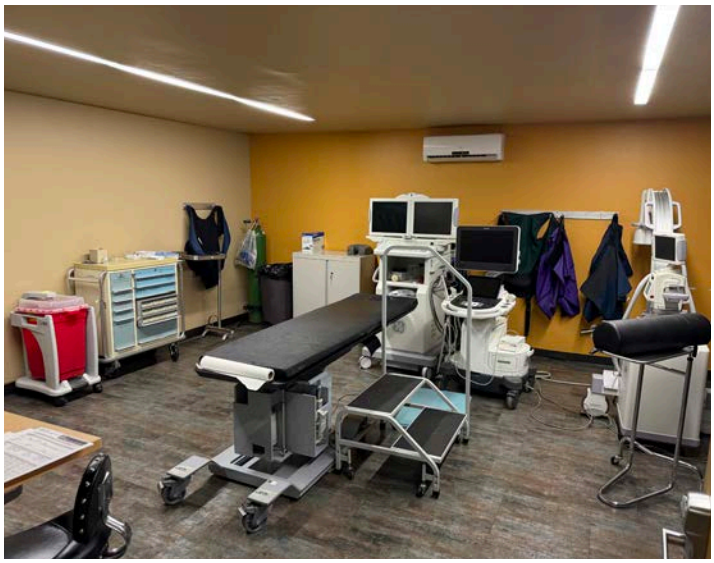
FLOOR PLAN


Office
Physical Therapy
Private Restroom
Laser
Admin. Office
Reception
Chiropractic
Exam 3
Exam 2
Exam 1
Treatment Room
Break
Storage
Reception
Check-in
Check-out
Data
Lab
Men
Women
Administration
Charts

2 POSSIBLE SUITES



PHOTOS



PROPERTY INFO

PROPERTY TYPE	Office
ADDRESS	630 Manzano St NE, Albuquerque, NM 87110
CROSS STREETS	Lomas and San Mateo

Property Details

BUILDING SIZE (SF)	3,355± SF
STORIES	1
CONSTRUCTION TYPE	Frame/Block
LAND AREA (ACRES)	0.2305± Acres
SPRINKLER SYSTEM	No
ROOF COVERING	Built-up Roof
PARKING	14 Spaces (4.2/1,000)
YEAR CONSTRUCTED	Built 1983 - Renovated in 2014
ZONING	MX-M

Building Details

RESTROOMS	3
FLOORING	Carpet/Vinyl
HEAT TYPE	Gas Forced Heat
COOLING TYPE	Refrigerated
LIGHTING	LED

Sale Details

SALE PRICE ($)	$750,000
SALE PRICE ($/SF)	$223.55/SF

Notes

Fully renovated in 2014. Three (3) HVAC units plus split-unit in procedure room.

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