

For Sale
or Lease

Stand-Alone Office with Small Warehouse

IN THE NORTH VALLEY ON 4TH ST. SOUTH OF CANDELARIA RD.

3201 4th St. NW | Albuquerque, NM 87107

SWQ 4th St. & Candelaria Rd. NW

PRICE REDUCED!



SALE PRICE ~~\$704,000~~ \$690,000

- Building ±5,542 SF
- Land: ±0.41 Acres

LEASE RATE \$18.50/SF Full Service

- Suite A: ±2,343 SF
- Suite B: ±2,280 SF
- Warehouse: ±919 SF
- Total: ±3,199 SF

IDO ZONING MX-M

PROPERTY HIGHLIGHTS

- 19 parking spaces –14 of which are gated
- Numerous skylights throughout
- Two 8' roll-up doors
- Easy access to I-25/I-40 and Downtown
- Large common area kitchen
- Several restrooms throughout
- On-site shower
- A mix of open collaborative areas & individual offices



Visit Our YouTube Channel
to See this Property Video



This property is in a HUB Zone For small companies operating/employing people in Historically Underutilized Business Zones.



This property is located in an Opportunity Zone A new way to finance in under-served areas.



NAI SunVista

6801 Jefferson NE | Suite 200 | Albuquerque, NM 87109

505 878 0001 sunvista.com



FOR MORE INFORMATION:

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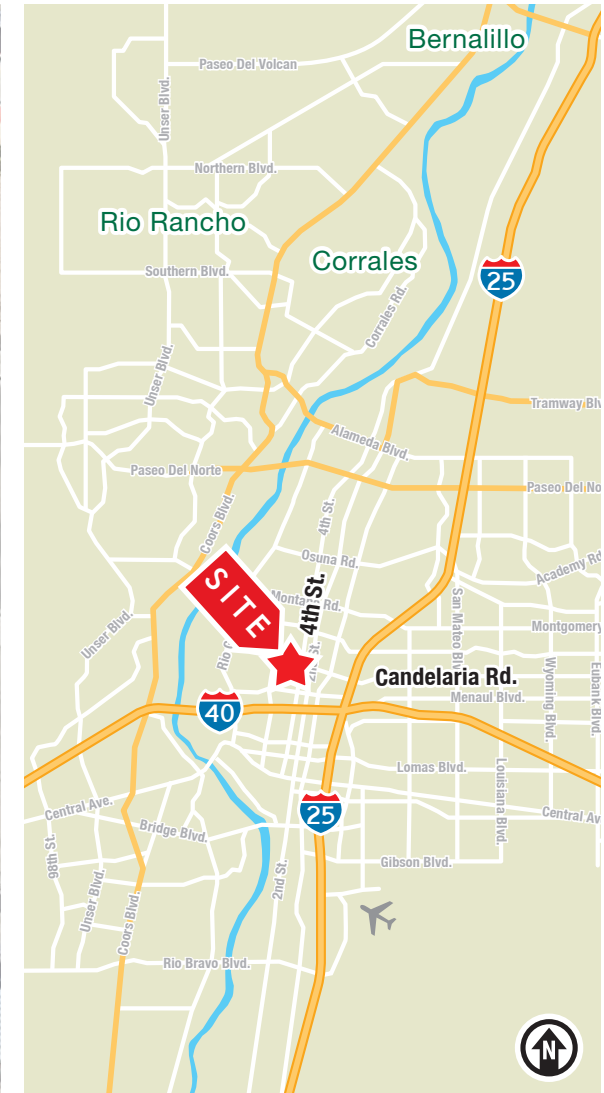
Larry Harvey

larry@sunvista.com

505 998 5736

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LOCATION



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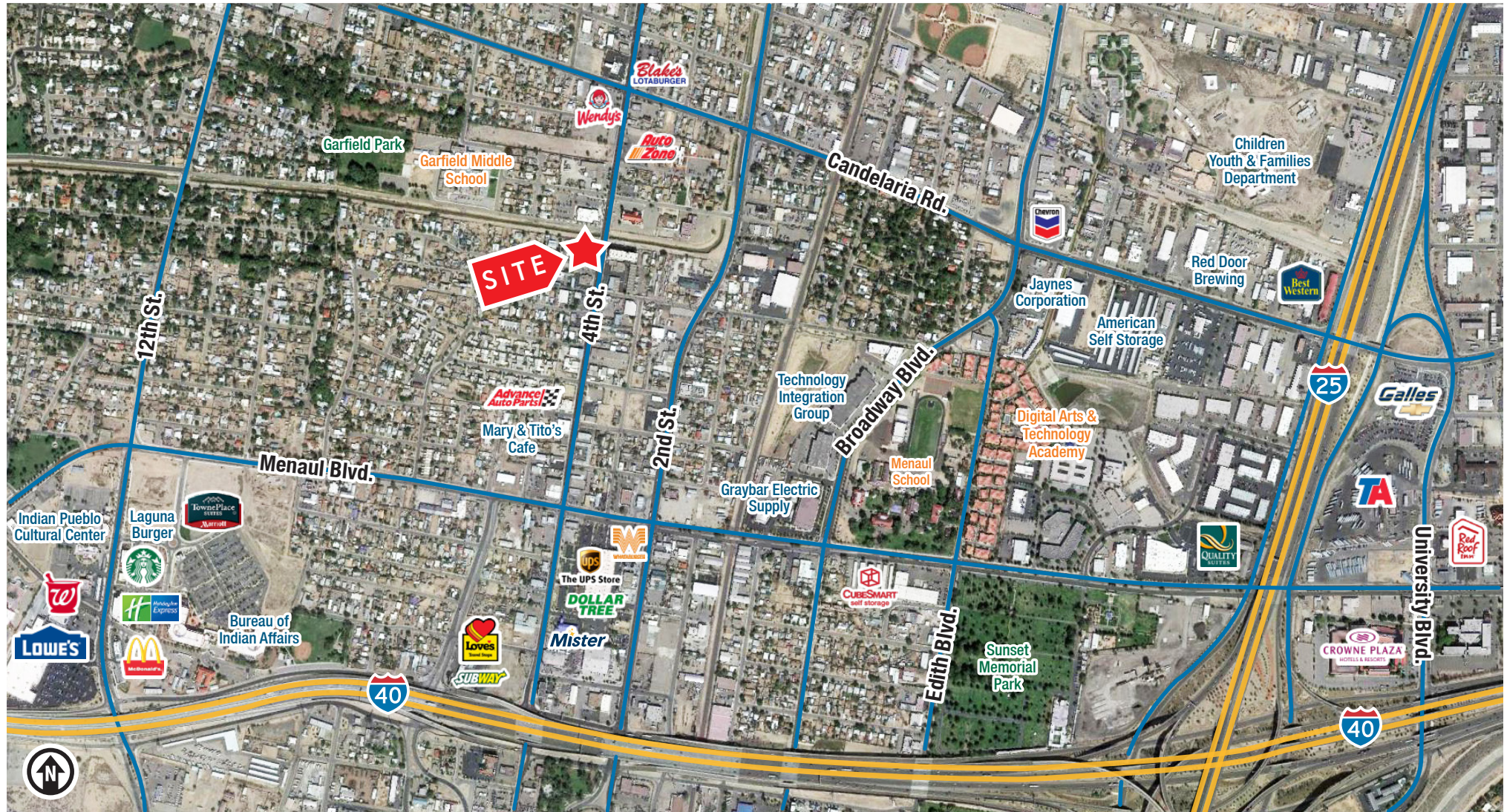
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FLOOR PLAN



AVAILABLE FOR LEASE

Suite A: ±2,343 SF

Suite B: ±2,280 SF

Warehouse: ±919 SF

Total: ±3,199 SF

Total Building: ±5,542 SF

- Available
- Leased
- Common Area
- RR** Restroom



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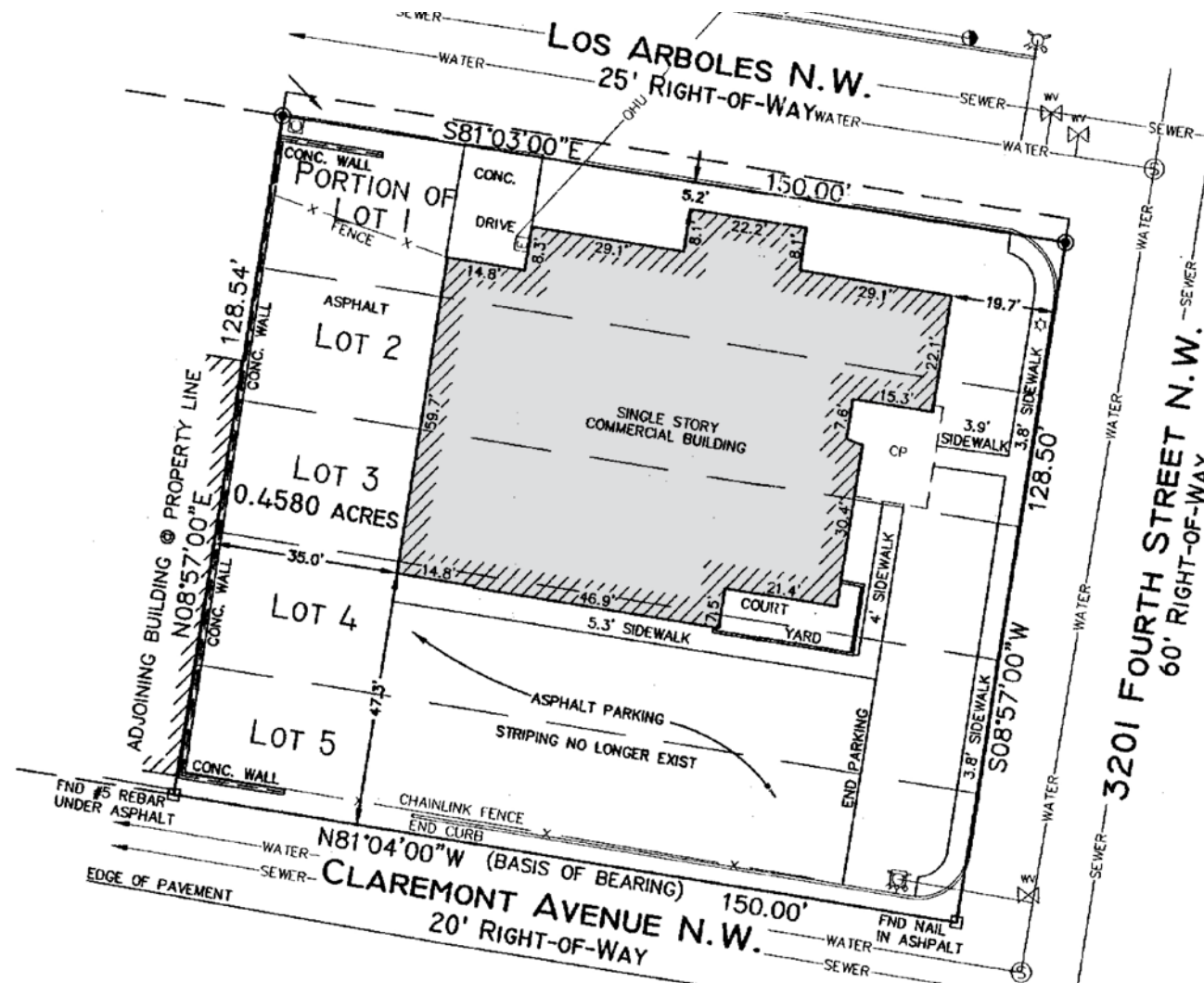
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SITE SURVEY



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