

For Sale

Tranquil Retreat Facility

\$3,500,000

6400 Coors Blvd. NW | Albuquerque, NM 87120



WITHIN WALKING DISTANCE TO THE RIO GRANDE BOSQUE



SALE PRICE \$3,500,000

AVAILABLE

- Buildings: ±21,895 SF
- Land: ±4.62 Acres

IDO ZONING R-MH

PROPERTY HIGHLIGHTS

- Office Building: ±10,375 SF
 - Offices, large dining room, board room, library and commercial kitchen
 - Basement: ±702 SF
- Dormitory Building: ±11,520 SF
 - 31 single bedrooms, 4 queen-size bedrooms
 - 3 bedrooms with private restrooms, 1 apartment-style living area
- ±1.24 acres of undeveloped land for future expansion
- Beautiful landscaping that includes a gazebo, pond, and a small labyrinth
- Furniture may convey with property

NASunVista

got space

FOR MORE INFORMATION:

Dave Hill, CCIM, SIOR
dave@sunvista.com
505 238 6413

DJ Brigman
DJ@sunvista.com
505 998 1562

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FLOOR PLAN

AVAILABLE

Office Building: ±10,375 SF
Basement: ±702 SF
Total: ±11,077 SF



6801 Jefferson St. NE | Suite 200 | Albuquerque, NM 87109 **505 878 0001** sunvista.com

The information contained is believed reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projection, opinion, assumption or estimated uses are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on many factors which should be evaluated by your tax, financial, and legal counsel. You and your counsel should conduct a careful independent investigation of the property to determine that it is suitable to your needs.

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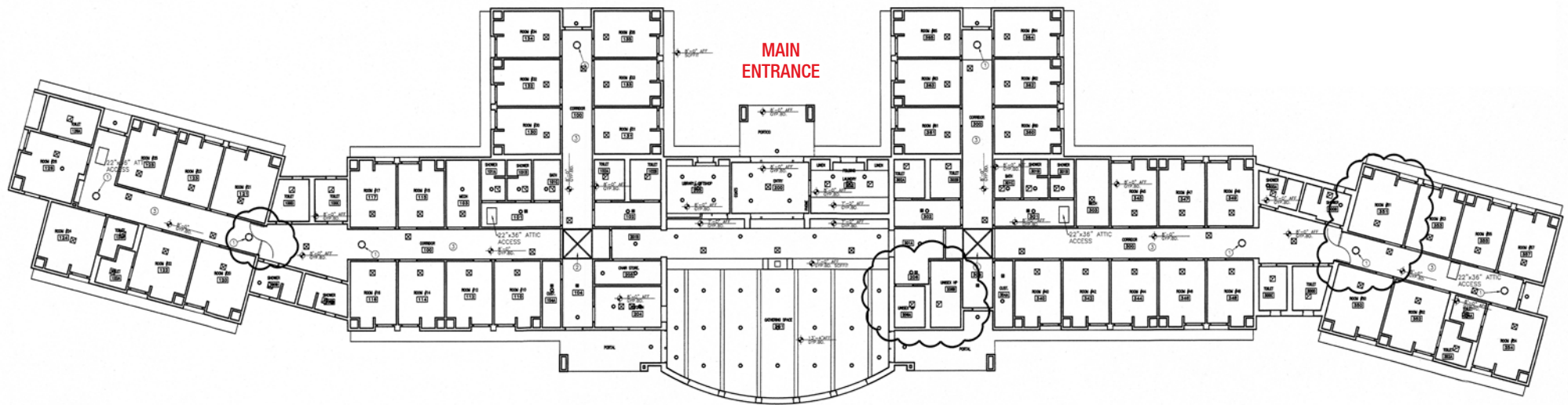
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FLOOR PLAN

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Dormitory Building: ±11,520 SF



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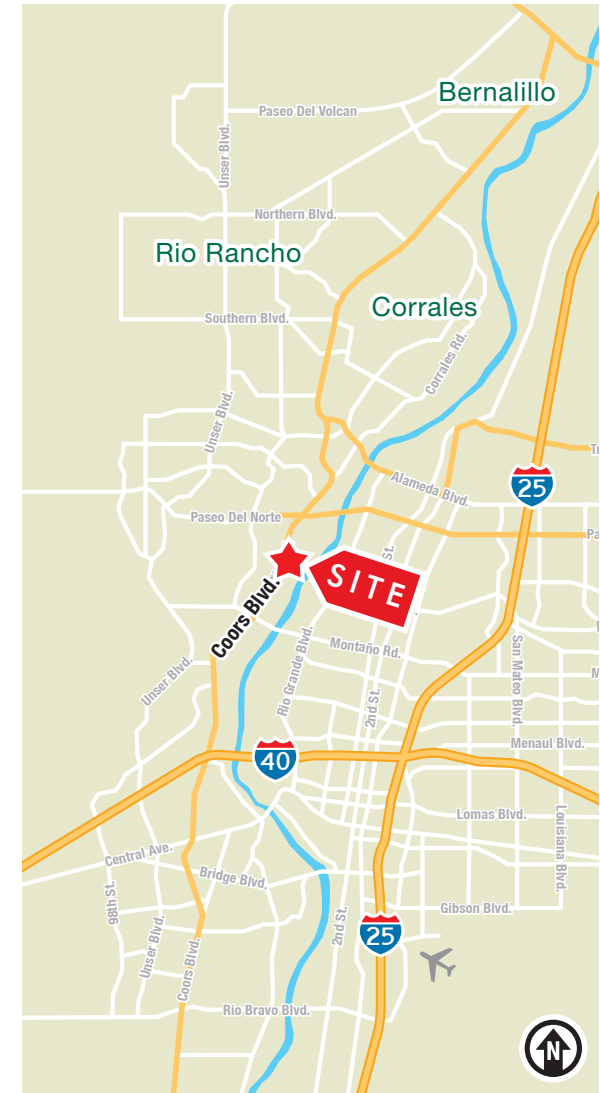
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