## FOR SALE - OFFICE/WAREHOUSE

9316 Susan AVE SE, Albuquerque, NM 87123

#### www.mcrnm.com



# PRICE: \$190,000 BUILDING: 1,920± sf LAND: .15± Acres (6,551± SF)

Zoning: NR-C – City of Albuquerque.

### Highlights:

- Concrete cinder block construction.
- Recently paved parking and yard areas.
- Ductless mini-split heating and cooling (four units).
- Approximately 8' 9' above the existing drop ceiling.
- Double door entry Possible overhead door location.
- Reroofed (approximately 2013).
- Metal carport (21' x 20'±), two outside storage units one heated and cooled (not counted in SF).
- Possible uses include: Contractor, engineer, architect, small manufacturer, research and development, church, educational, and many others.
- Floorplan could be reconfigured but is mostly open layout. The property has a large bathroom with shower. The chapel currently has seating for up to 60, possible conversion to small showroom. The chapel has existing audio-visual equipment and there is a walk-in cooler, both of which could be part of a sale (To be negotiated).

The information herein has been obtained from sources believed to be reliable. While we do not doubt its 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 projections, opinions, assumptions or estimates used 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 tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



(505) 858.1444 Office

JAKE VOSBURGH, CCIM Associate Broker

(505) 280-2964 Cell jake@mcrnm.com

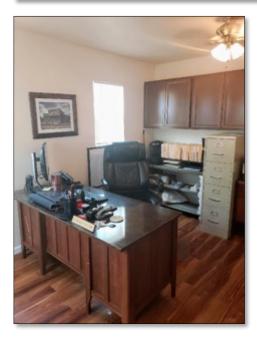
## PHOTOS







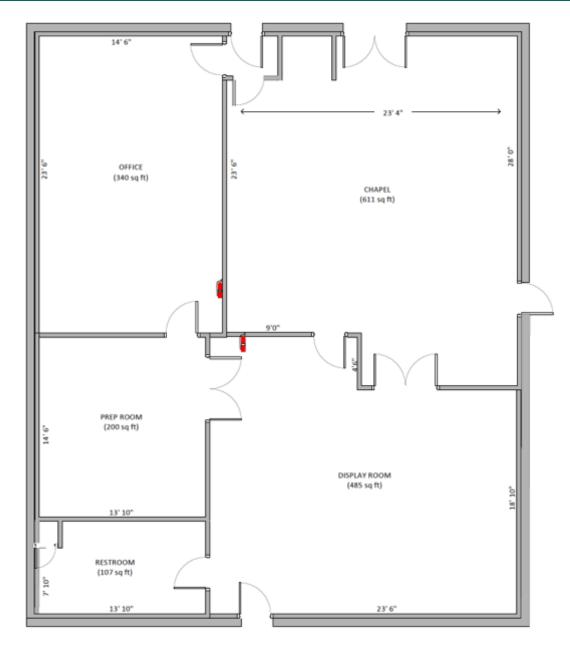








## FLOORPLAN









## AERIALS

