

FOR SALE – OFFICE/WAREHOUSE

9316 Susan AVE SE, Albuquerque, NM 87123



www.mcrnm.com

HARD TO FIND SMALL OFFICE

Near Kirtland AFB and Sandia National Labs

BUSINESS
SIGNAGE

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).

Metro Commercial
REALTY. INC.

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PHOTOS



FLOORPLAN



AERIALS

