

OFFICE/WAREHOUSE CONDO FOR SALE

5620 Venice NE, Suite G, Albuquerque, NM 87113



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Property is occupied, please do not disturb tenant.



PRICE: **\$320,000.00**

SIZE: **3,156± SF** (according to appraisal)

Build-out: Combination of open and private office with showroom potential. Just under 1,000± SF warehouse and one bathroom.

Tenant: Money Processing Systems, LLC
(Lease Expires 8/31/2021)

Zoning: NR-LM (Light Manufacturing) City of Abq.

HIGHLIGHTS:

Great location, with easy freeway access.

- 18' Clear Height.
- One 10' x 12' Grade Level O/H Door.
- Fenced Yard (approx. 20' x 30').
- Association Dues \$125/month (Includes: Water, Sewer, Trash, and Common Area Maintenance.)

Metro Commercial
REALTY, INC.

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