

EMERALD BUILDING

1121 4th St. NW | Albuquerque, New Mexico 87102

FOR SALE
**Downtown
Condominium**

**AVAILABLE
\$188.10/SF**



Visit Our YouTube Channel
to See this Property Video



Distinguished Downtown Office Condominium

AVAILABLE:

- ±4,013 SF
\$754,830 (\$188.10)

IDO ZONING:

- IDO Zoning: MX-M

PROPERTY HIGHLIGHTS:

- Signage available
- Prominent exterior building signage
- Gated parking with covered parking available
- Newly updated common areas
- Functional floorplan
- 5-minute walk to courthouses
- Condo fees: \$5.88/SF
(Includes building & common area insurance, all utilities, common area maintenance, HVAC maintenance, pest control, exterior maintenance, parking lot)

NAI SunVista

6801 Jefferson NE | Suite 200 | Albuquerque, NM 87109

505 878 0001
sunvista.com



Shelly Branscom, CCIM
shelly@sunvista.com
505 414 2669

For more information:

Martha Carpenter
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505 228 0154



NAI SunVista sunvista.com 505 878 0001

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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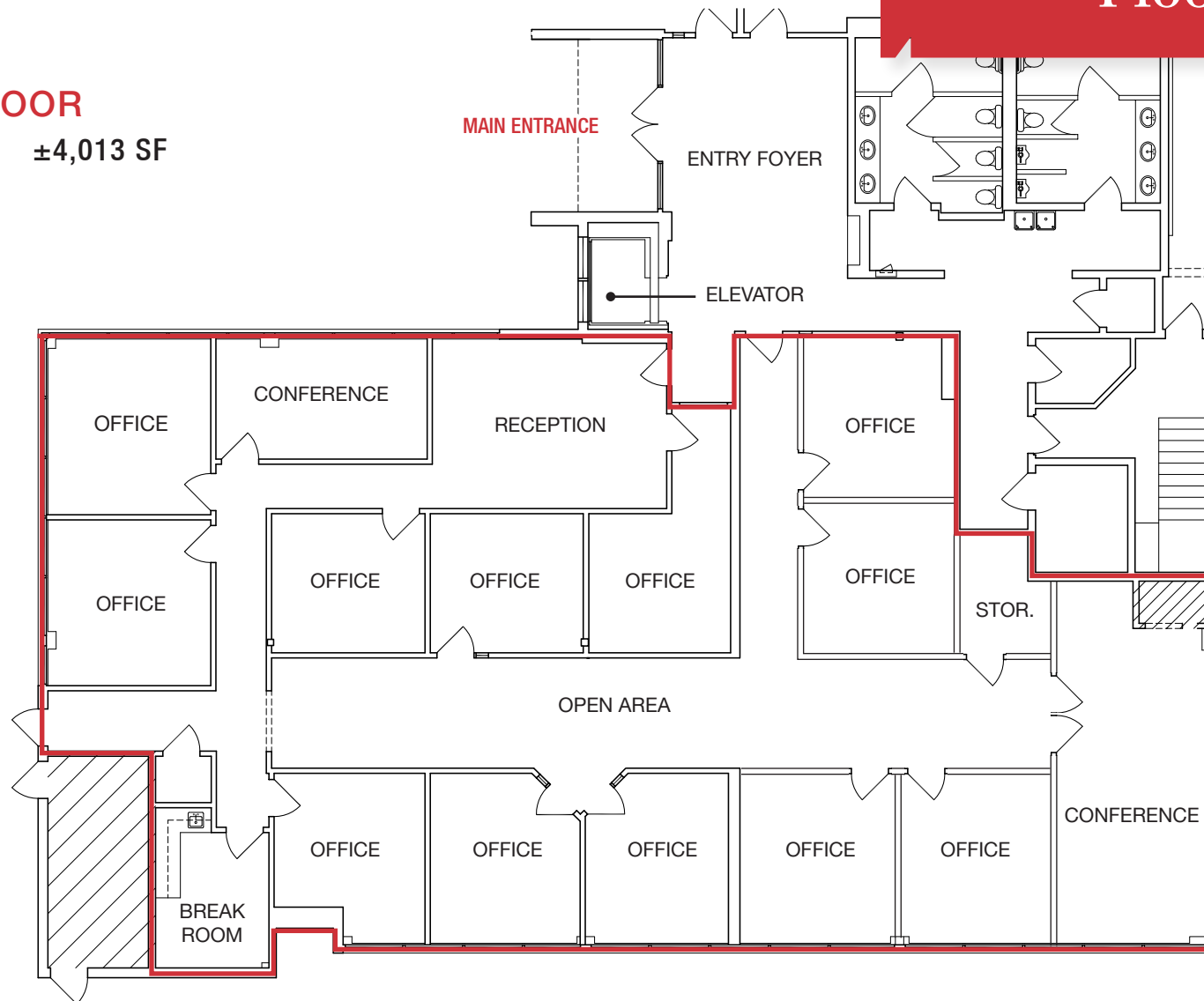
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FOR SALE Floor Plan

1ST FLOOR

SUITE 1C: ±4,013 SF



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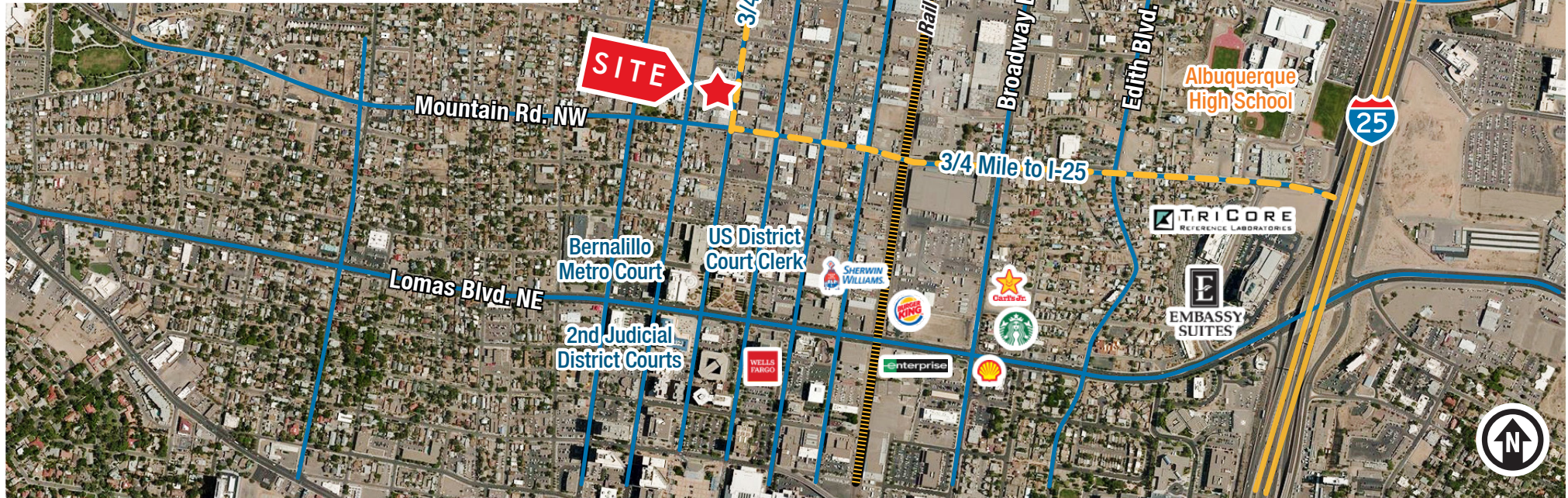
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FOR SALE Site Location



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