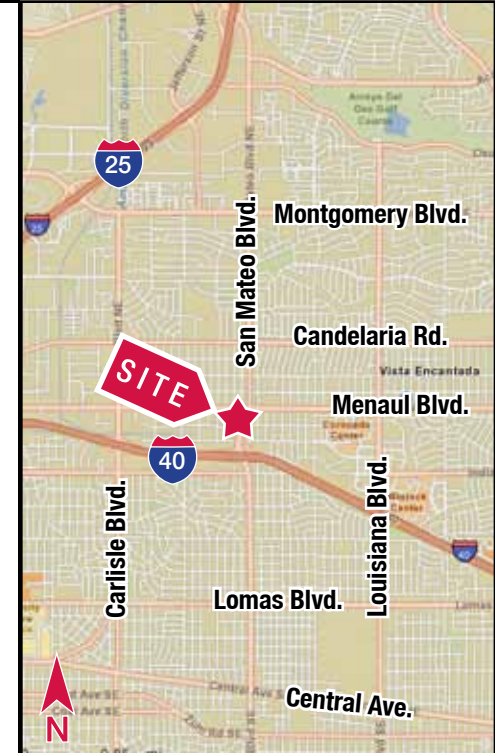


# Incredible Value Near Busy Intersection

NWC of San Mateo Blvd. & Prospect Ave. NE | Albuquerque, NM 87110

**FOR SALE**  
**or LEASE**



## PROPERTY DETAILS

		LAND	±1.2 Acres
ADDRESS	4915-4931A Prospect Ave. NE Albuquerque, NM 87110	ZONING	SU-1
SALE PRICE	\$1,200,000 (\$78.82/SF)	BENEFITS	<ul style="list-style-type: none"><li>▪ Easy access to I-40 &amp; I-25</li><li>▪ Within walking distance to Starbucks, Old Navy &amp; Dollar Tree</li><li>▪ Yard space available</li><li>▪ Signalized intersection (San Mateo Blvd. &amp; Prospect Ave.)</li><li>▪ Total building ±15,219 SF</li></ul>
SUITE 4915	\$10.00/SF Modified Gross ±1,516 SF		
SUITE 4931A	\$7.74/SF Modified Gross ±3,427 SF (Office ±1,876 SF & Warehouse ±1,551 SF) (Tenant pays gas, electric & janitorial)		

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.

**NAI Maestas & Ward**  
Commercial Real Estate Services, Worldwide.

For more information please contact:

**TODD STRICKLAND**

todd@gotSPACEUSA.com  
505 450 1121

www.gotSPACEUSA.com

6801 Jefferson NE, Suite 200  
Albuquerque, NM 87109

**505.878.0001**





# NAI Maestas & Ward

Commercial Real Estate Services, Worldwide.

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.

505.878.0001

TODD STRICKLAND

todd@gotSPACEUSA.com

505 450 1121



# got space

PHOTOS

4915-4931A PROSPECT AVE. NE | ALBUQUERQUE, NM 87110



For more information please contact:

**TODD STRICKLAND**

todd@gotSPACEUSA.com

505 450 1121

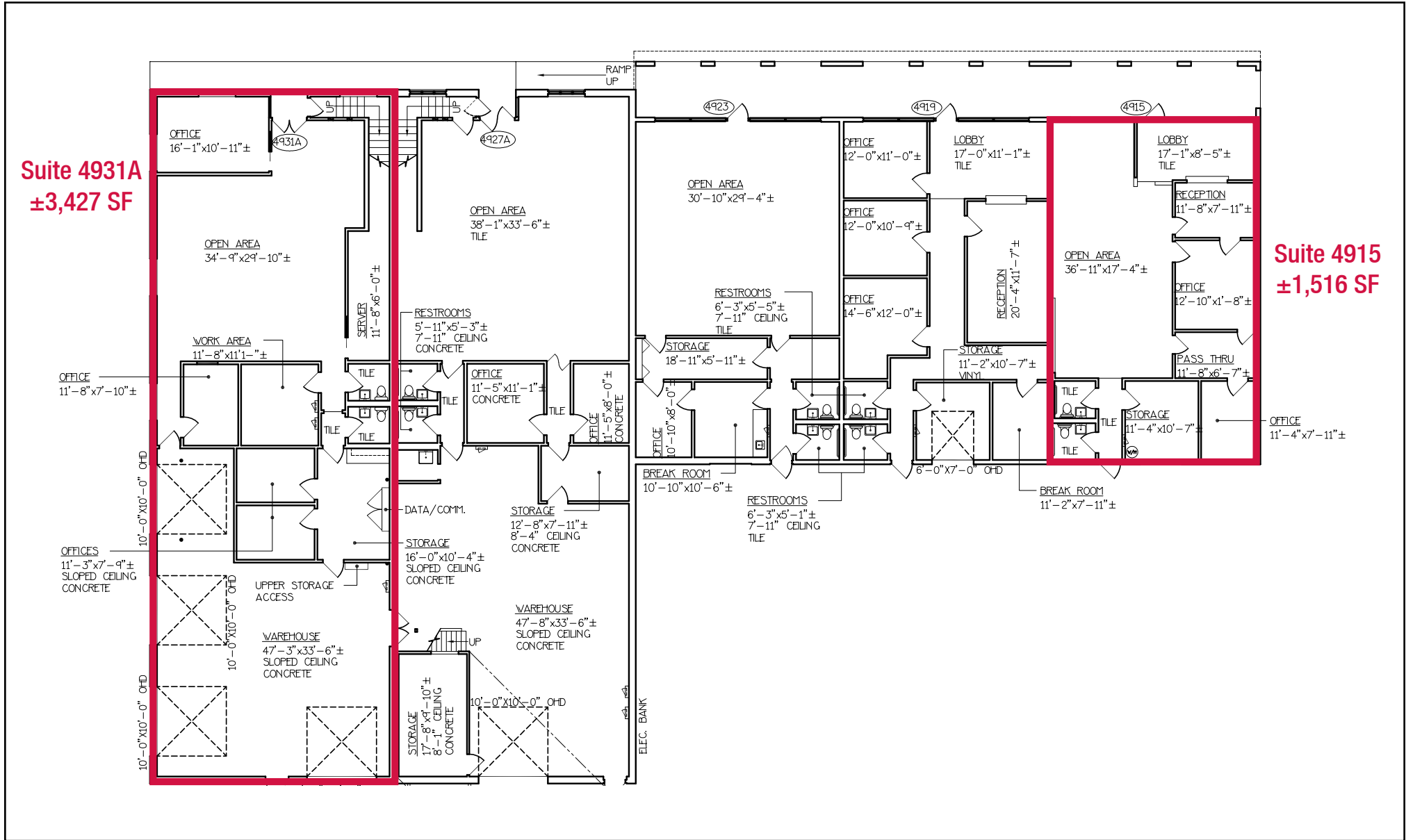
www.gotSPACEUSA.com

2019 Galisteo St. Suite L1  
Santa Fe, NM 87505

**505.988.8081**

**NAI Maestas & Ward**  
Commercial Real Estate Services, Worldwide.

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.



Suite 4931A  
±3,427 SF

Suite 4915  
±1,516 SF