

# WELL KEPT BUILDING for SALE

901 E Roosevelt Ave  
Grants, NM

YOUR BUSINESS



Consuelo DeYoung  
505-730-7395  
Consuelo@go-absolute.net

131 Madison NE, Albuquerque, NM 87108  
505-346-6006 info@go-absolute.net



# DESCRIPTION



Absolute Investment Realty has been selected as the exclusive broker for the owner of this freestanding building.

This well cared for building was built in 1982. Building is set up for a dental office. The building is a turnkey space for a dental office including office and dental equipment.

**GREAT OPPORTUNITY for a Satellite Office!**

The retired dentist would prefer to sell to a dentist. But property would be ideal for any business. It sits on the main thoroughfare.

The building has refrigerated cooling and the roof is 1 year old. There is a crawl space.

## Dental Office Space

901 E Roosevelt Ave, Grants, NM

## PROPERTY SUMMARY

**PROPERTY ADDRESS** 901 E Roosevelt Ave, Grants, NM

**PROPERTY DESCRIPTION** Dental Office

**AVAILABLE SPACE:** +/- 1,200 sqft

**ACRES** 0.79 acres

**VISIBILITY** Excellent

**SIGNAGE** Monument Sign

**Disclaimer:** The information contained in this marketing package is believed to be 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. Additionally, this package and the information contained herein is intended only for parties with a bonified interest in the lease or purchase of this property and should not be distributed otherwise.

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# PICTURES



## Dental Office Space

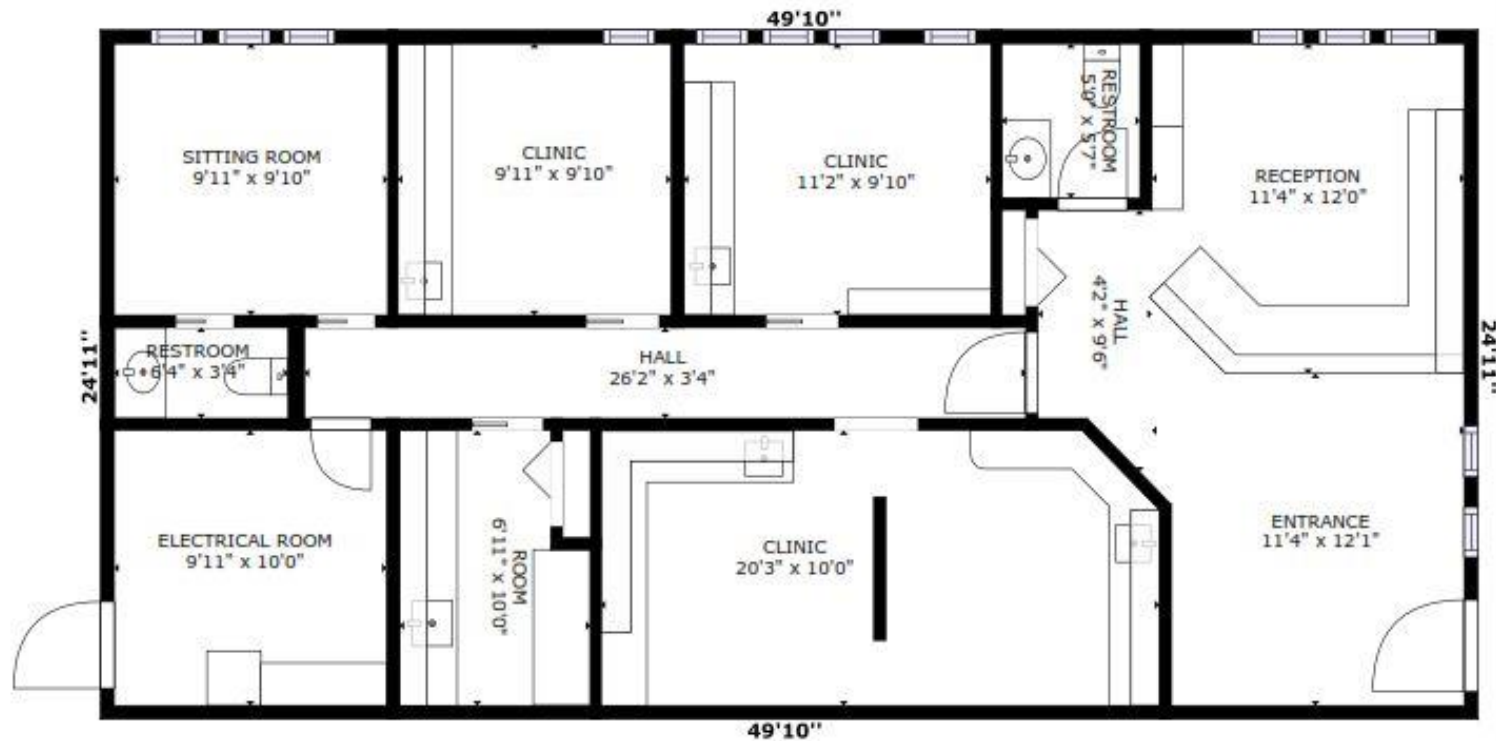
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# FLOORPLAN



FLOOR 1



901 Roosevelt Ave, Grants, NM, 87020

FLOOR 1: 1232 sq. ft.

TOTAL ESTIMATED EXTERIOR AREA: 1232 sq. ft.

ALL MEASUREMENTS ARE APPROXIMATE. THIS DOCUMENT MAY NOT BE USED TO DETERMINE THE VALUATION OF THE PROPERTY OR ESTIMATE REPAIRS OR IMPROVEMENTS. ALL PARTIES USING THIS DOCUMENT AGREE TO TAKE THEIR OWN MEASUREMENTS IN ORDER TO DETERMINE THE LAYOUT AND SIZE OF THE PROPERTY.

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# CONTACT FOR MORE INFORMATION



**CONSUELO DEYOUNG**

Vice President

505-730-7395

[consuelo@go-absolute.net](mailto:consuelo@go-absolute.net)



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# IMMEDIATE TRADE AREA



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# GRANTS, NM

Nestled in the heart of Grants, NM 87020 lies a vibrant commercial trade area. Crowned by the "Down the Road" tapestry segment, which constitutes 32.2% of households, this area brims with a youthful energy reflected in the median age of 36.1 years. The majority of residents are engaged in services or professional occupations, adding a dynamic pulse to the local business environment. With a robust homeownership rate of 67.5%, stability is a key characteristic here, primarily centered around mobile homes and single-family residences. The community places significant emphasis on preserving time-honored customs, giving the area an authentic, inviting ambiance. This compelling mix of youthful dynamism, professional spirit, housing stability, and cultural richness makes Grants, NM 87020 an attractive investment opportunity for businesses seeking growth and sustainability.

## ALBUQUERQUE MSA DEMOGRAPHICS



Population

11,198



Growth Since 2020



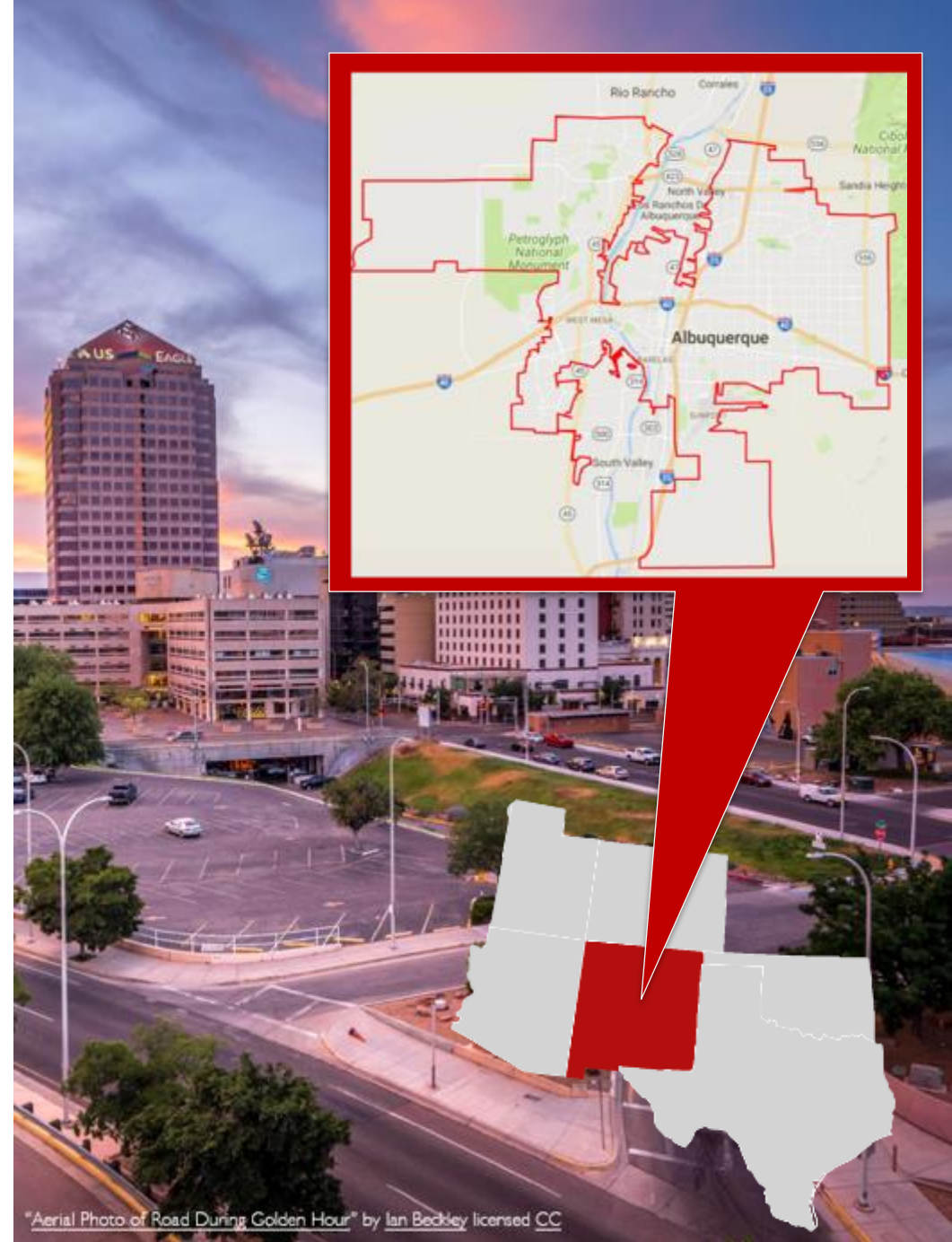
Median HH Income

\$45,539

2020 Estimates

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