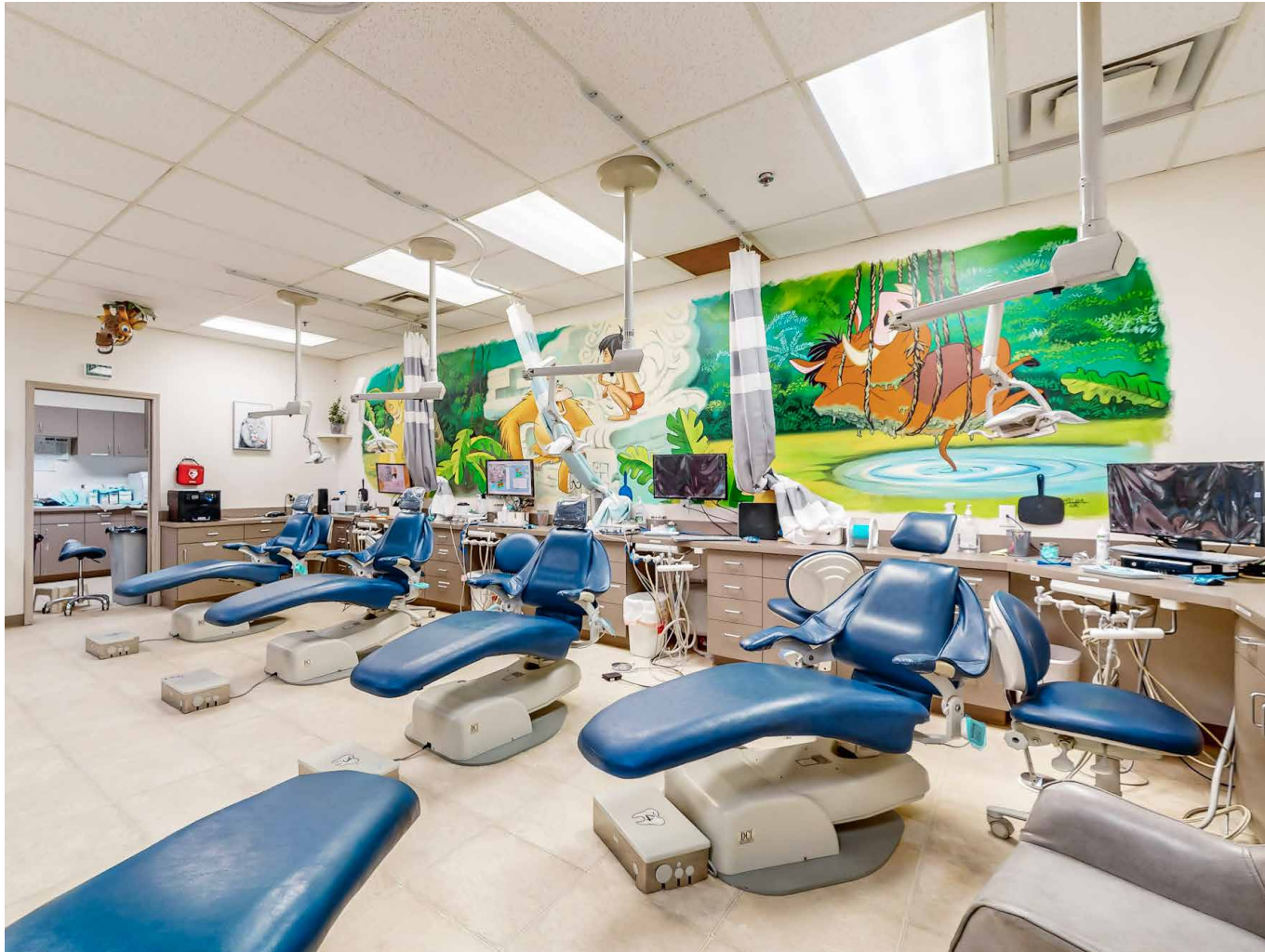




6211 4th St NW, #13

Albuquerque, NM 87107

BERKSHIRE HATHAWAY
NM COMMERCIAL REAL ESTATE



FOR LEASE



**TURN KEY CLASS-A
NORTH VALLEY 2ND
GEN DENTIST OFFICE**



**BUILDING SIZE
5,023 SF**



**LEASE RATE
\$19.60 PSF + \$3.04 NNN**

Christian File

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Jacob Lopez

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OFFERING MEMORANDUM

The information contained herein was obtained from sources deemed reliable; however, Berkshire Hathaway NM Commercial Real Estate makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.

EXECUTIVE SUMMARY

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NM COMMERCIAL REAL ESTATE

PROPERTY HIGHLIGHTS:

- » Zoned MX-M
- » Class A Second Generation Dentist Office
- » Open Reception & Waiting Area
- » X Ray Room
- » 11 Operating Chairs
- » Break Room
- » Ample Storage
- » Shadow Anchored by Smiths Grocery
- » Shared Monument Sign
- » Ingress/Egress from East Property Line
- » Prime 566' Frontage on 4th St Near Los Ranchos De Albuquerque
- » Centrally Located
- » 0.5 Mile away from Montano & 4th St Intersection
- » VPD - 4th Street / Sandia Rd NW
Going S - 22,756



PROPERTY DESCRIPTION:

This Turnkey 5,023 SF class-A second-generation dental office features a highly functional space that includes an open reception and waiting area, 11 operating chairs, an X-ray room, a break room, and ample storage. Combining unmatched convenience and visibility, this property boasts 566' of prime frontage on 4th St NW, a high-traffic main road, and is shadow-anchored by Smith's Grocery, drawing consistent foot traffic and offering prominent exposure through a shared monument sign & shared 230 parking spaces, a 2.62/1,000 SF parking ratio, making this location ideal for growing your practice. Its central location, just 0.5 miles from the Montano & 4th St intersection, ensures easy access for clients and a robust local market: 226,630 residents, 204,566 daytime employees, and an average household income of \$85,114 within a 5-mile radius. Don't miss this unique opportunity to establish your practice in a premier location.

EXECUTIVE SUMMARY

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BERKSHIRE HATHAWAY
NM COMMERCIAL REAL ESTATE

OFFERING DETAILS:

ADDRESS:	6211 4th St NW #13, Albuquerque, NM 87107
BUILDING SIZE:	5,023 SF
ZONED:	MX-M
LEASE PRICE:	\$19.60 PSF + \$3.04 NNN
SHARED PARKING:	230 Spaces
PARKING RATIO:	2.62 / 1,000 SF
POPULATION:	226,630 (5 Mile Radius)
AVG. HH INCOME:	\$85,114 (5 Mile Radius)
DAYTIME EMPLOYEES:	204,566 (5 Mile Radius)
WATER, SEWER & ELECTRICITY:	PIPED IN
VEHICLE PER DAY:	4th Street / Sandia Rd NW Going S - 22,756

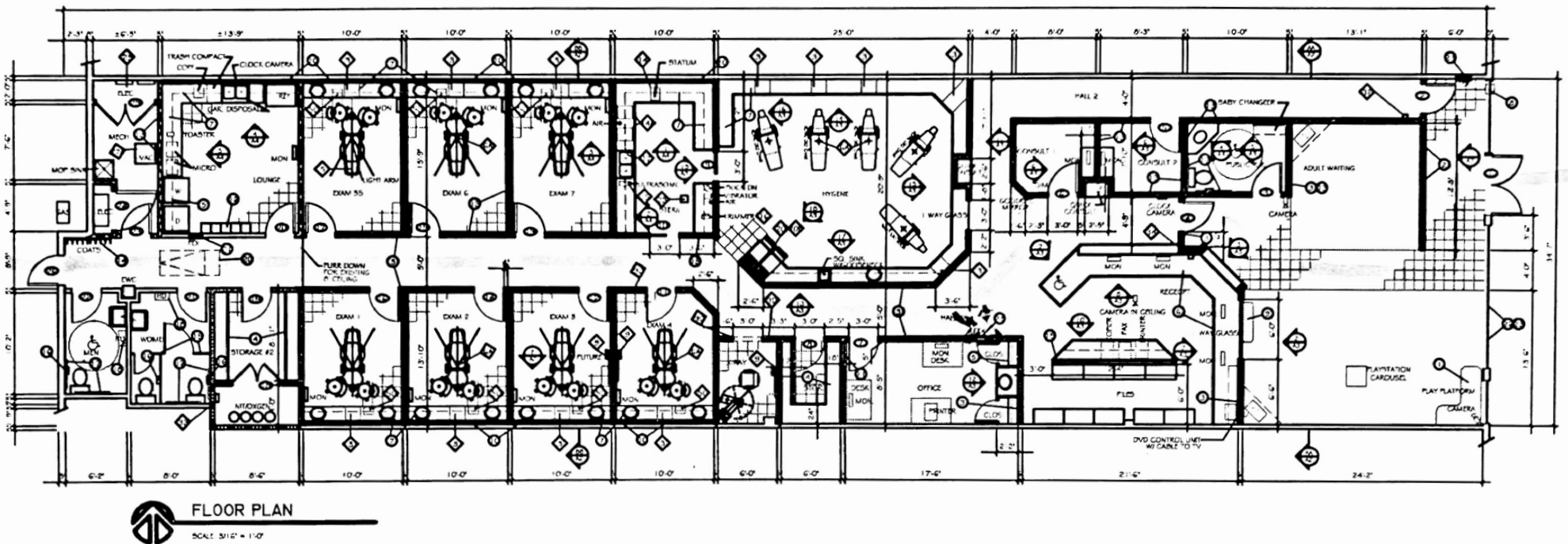


SITE PLAN

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BERKSHIRE HATHAWAY
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PROPERTY PHOTOS

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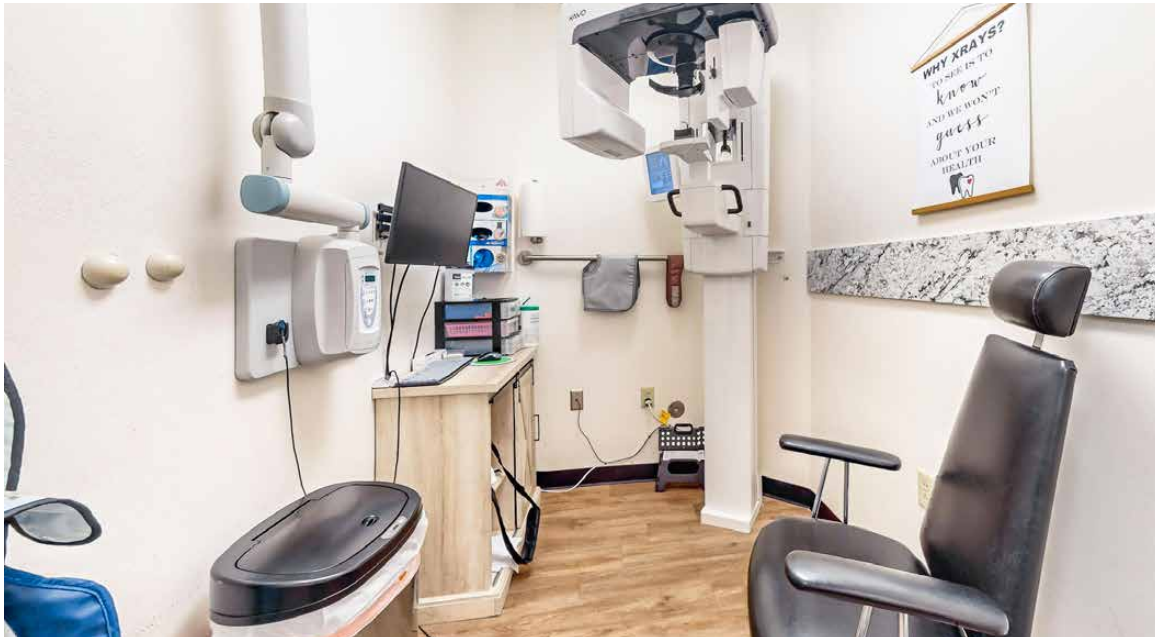


PROPERTY PHOTOS

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PROPERTY PHOTOS

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BERKSHIRE HATHAWAY
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LOCATION MAP

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