

FREESTANDING BUILDING FOR SALE  
±5,181 SF



3740  
EUBANK BLVD NE

*Albuquerque, NM, 87111*

**CBRE**





# FOR SALE

METICULOUSLY MAINTAINED  
FREESTANDING BUILDING

3740 Eubank is a meticulously maintained, highly versatile freestanding building located in the NE Heights. Plug and Play for a school, daycare, or other childcare services, and easily convertible to professional office or flex space. Its flexible layout also allows for multi-tenant use.

Pride of ownership is apparent throughout the building. Recent updates include new flooring and LED lighting throughout. This rare freestanding building also has a private, oversized, landscaped outdoor area.

Zoned MX-T, allowing for a wide variety of commercial and civic uses, the property has 15 onsite parking spaces in front with the opportunity to lease additional spaces from the lot next door.

Lighted pylon sign visible from Eubank Blvd.

Walking distance to multiple eateries, cafes, and amenities.

*±5,181 SF*

*\$1,250,000*

*\$241.27/SF*

Do Not Disturb Occupants  
Contact Brokers For Tours & Information



An aerial photograph showing a large, single-story, tan-colored building with a flat roof, situated in a parking lot. To the left of the building is a long, orange storage unit building. The surrounding area includes other residential and commercial buildings, trees, and a blue fence. In the background, a vast mountain range stretches across the horizon under a clear sky. A text box is overlaid on the upper left portion of the image.

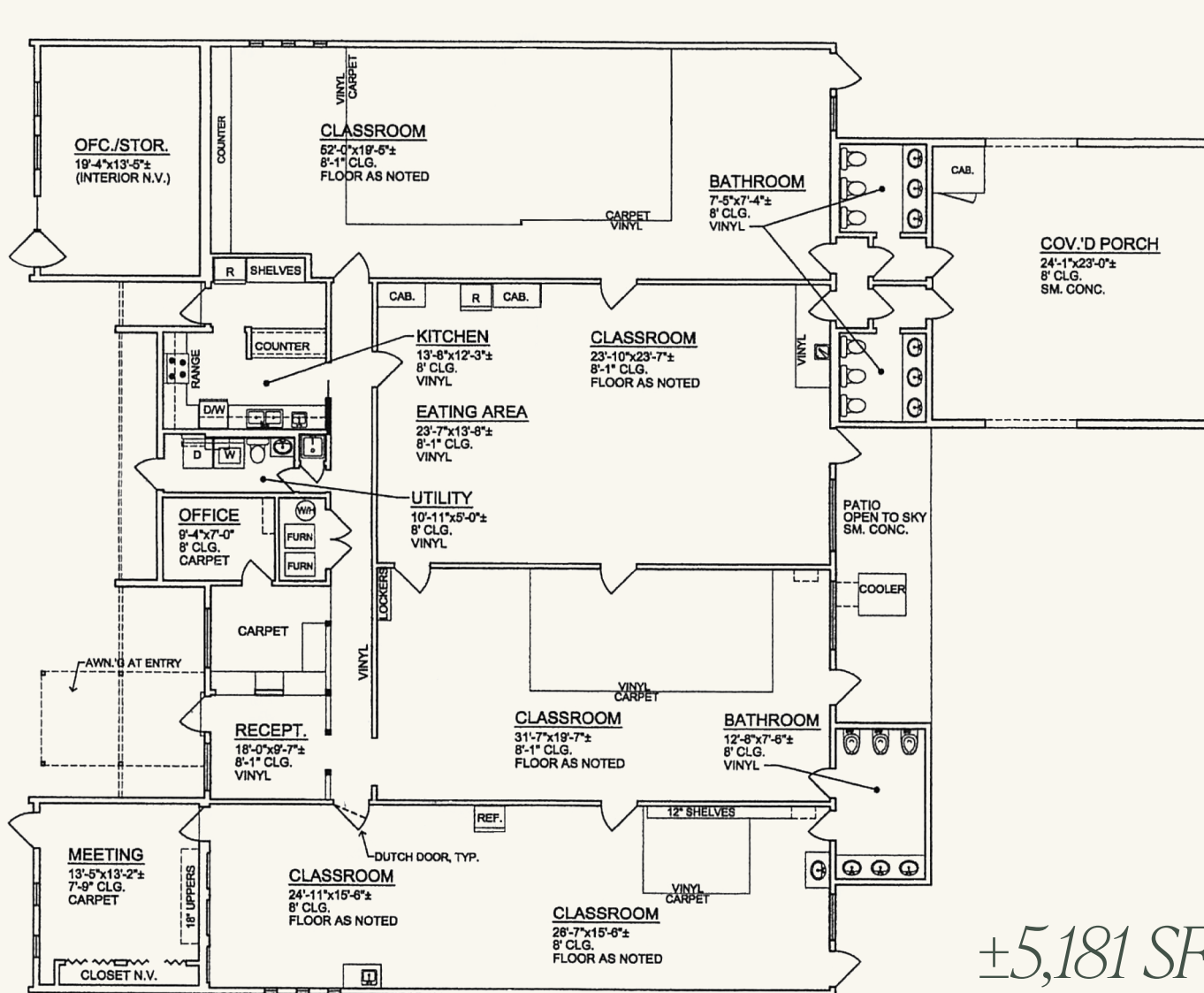
Nestled in the NE Heights



# FLOOR PLAN

This unique freestanding building could be fully occupied by an owner/user, or easily demised into two spaces, allowing for a multi-tenant occupancy scenario.

In addition to the plentiful, bright indoor spaces, the building also includes a covered porch area and a large, secure, manicured backyard.

 $\pm 5,181 \text{ SF}$







## Aerial Map









Fully Landscaped Yard

+20,100 VDP







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# 3740

## EUBANK BLVD NE

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