

FREESTANDING BUILDING FOR SALE
±5,181 SF



3740
EUBANK BLVD NE

Albuquerque, NM, 87111

CBRE



$\pm 5,181$ SF

\$1,250,000

\$241.27/SF

Do Not Disturb Occupants
Contact Brokers For Tours & Information

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.

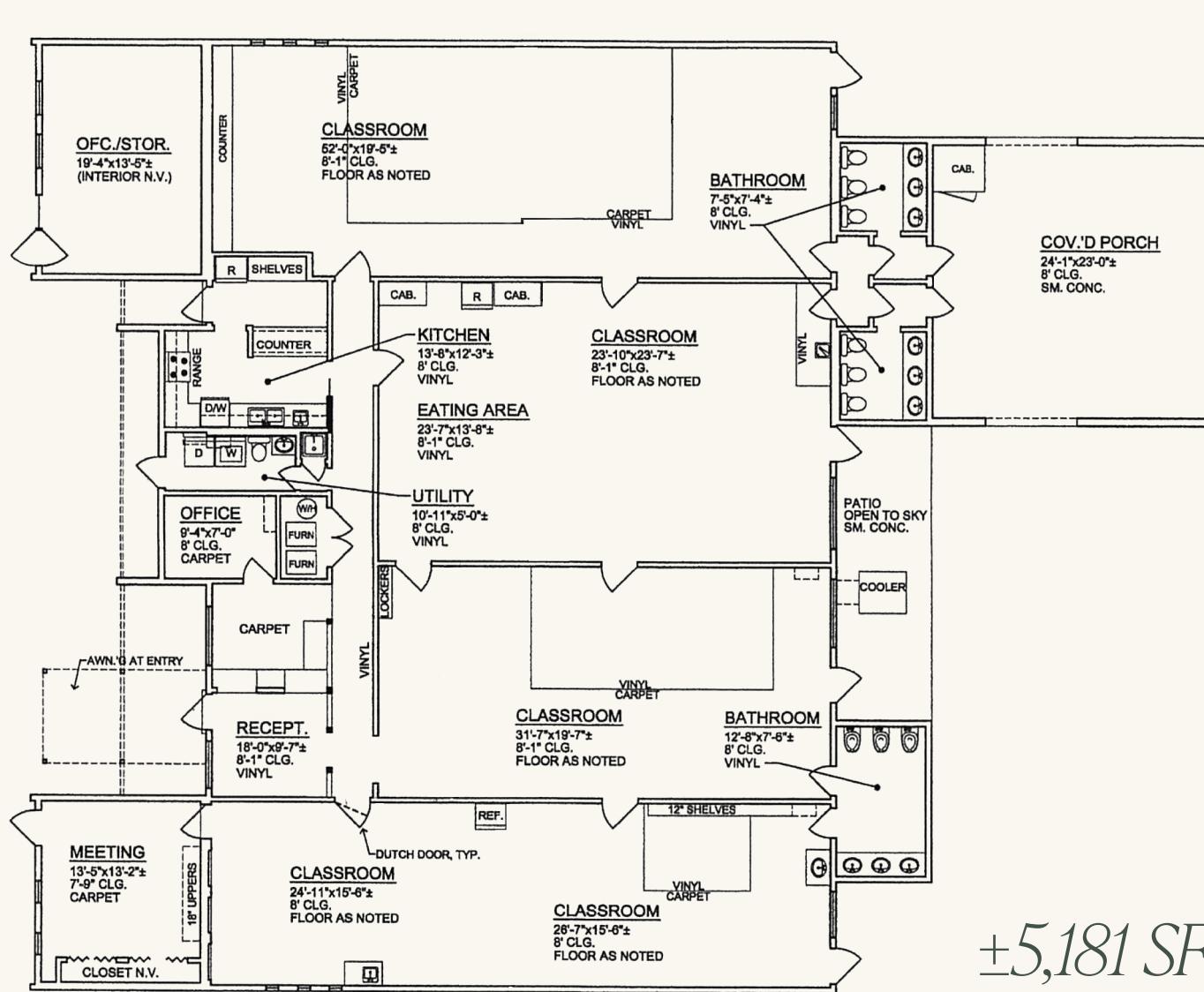
An aerial photograph of a residential neighborhood in a mountainous region. In the foreground, there are several buildings, including a large tan structure with a flat roof and a smaller building with a red door. A parking lot with white lines is visible. In the background, there are numerous houses, trees, and a range of mountains under a clear sky.

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.





Aerial Map





Fully Landscaped Yard

+20,100 VDP





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SCOTT WHITEFIELD, SIOR
Vice President
+1 505 803 8104
scott.whitefield@cbre.com
Lic. 15079

SHÓNA MARTINEZ
Senior Associate
+1 505 492 9405
shona.martinez@cbre.com
Lic. 51234

CBRE
6565 Americas Pkwy, Suite 825
Albuquerque, NM 87110
+1 505 837 4999
www.cbre.com/abq

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