

# FOR SALE OR LEASE



<b>LOCATION:</b>	1820 Randolph SE, Albuquerque, New Mexico 87106
<b>BUILDING:</b>	18,667± Sq. Ft.
<b>LAND AREA:</b>	1.288± Acre
<b>PROPERTY TAXES:</b>	\$17,818.10 (2023)
<b>SALE PRICE:</b>	<del>\$2,250,000</del> \$2,195,000 (\$117.59/SF)
<b>SALE TERMS:</b>	Owner Financing Available, contact Brokers for more information
<b>LEASE RATE:</b>	\$10.50/sf, NNN
<b>DATE AVAILABLE:</b>	Now
<b>REMARKS:</b>	Nice freestanding two story office building located in the Airport area just west of Yale Blvd. This building is located on a large lot, it has good on-site parking, bathrooms on both floors, and an elevator for easy access to the second floor. A good opportunity to lease, or for an Owner/User.

**Sentinel**  
REAL ESTATE & INVESTMENT

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# SITE AERIAL

1820 RANDOLPH RD SE, ALBUQUERQUE, NEW MEXICO 87106

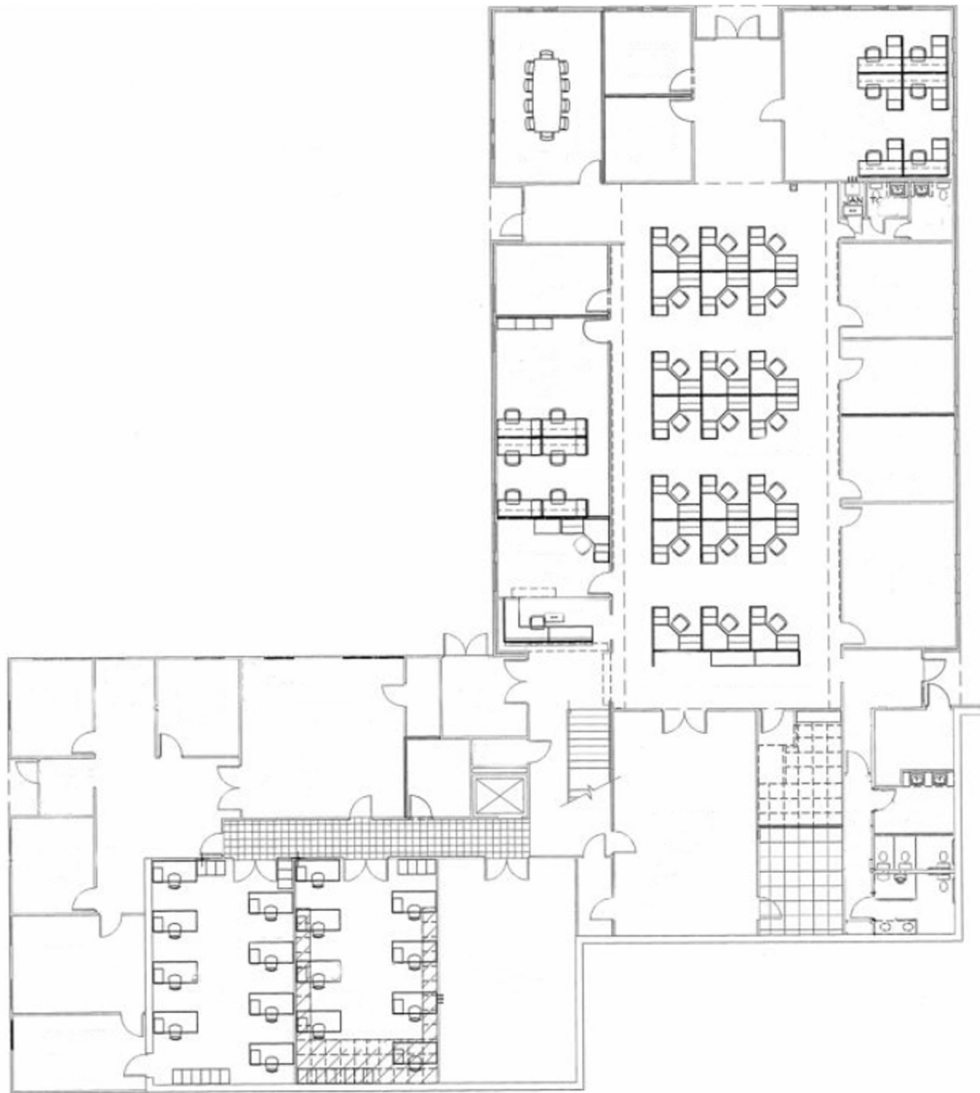
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# INTERIOR PHOTOS



## First Floor



## Second Floor

