

PRIME LOCATION AVAILABLE - OWNER/OCCUPANT OPPORTUNITY

4700 MONTGOMERY, ALBUQUERQUE, NM 87109

FOR
SALE

Become an Owner/User

Ideal Location - 60,000 Residents within 15 minute drive

14,596 Total RSF

- » 4,653± RSF (1st Floor)
- » 4,885± RSF (2nd Floor)
- » 5,058± RSF (3rd Floor)

Features

- I-25 Access From Both Jefferson & Montgomery
- Easy Access Via Signalized Intersection
- Drive Thru Banking Ready
- Abundant Restaurants Nearby
- Reserved and Covered Parking
- Across from Lovelace Women's Hospital

Area Amenities



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Price **\$2,600,000.00**

1st Floor 4,653± RSF

2nd Floor 4,885± RSF

3rd Floor 5,058± RSF

Total RSF 14,596± RSF

Property Data

Location SEC Montgomery & Monroe

Year Built 1987

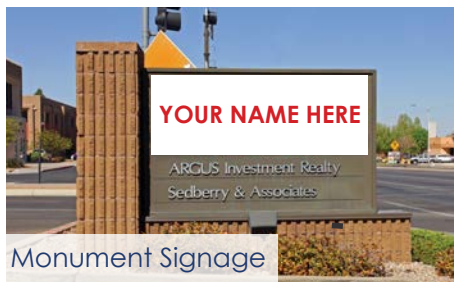
Building area 14,578± RSF

Land size 0.89 Acres

Covered Parking 9 covered reserved spots

Traffic Counts
Montgomery = 42K VPD
San Mateo = 34K VPD
*Busiest Intersection in Albuquerque

Building Signage Available



Monument Signage



Covered Parking

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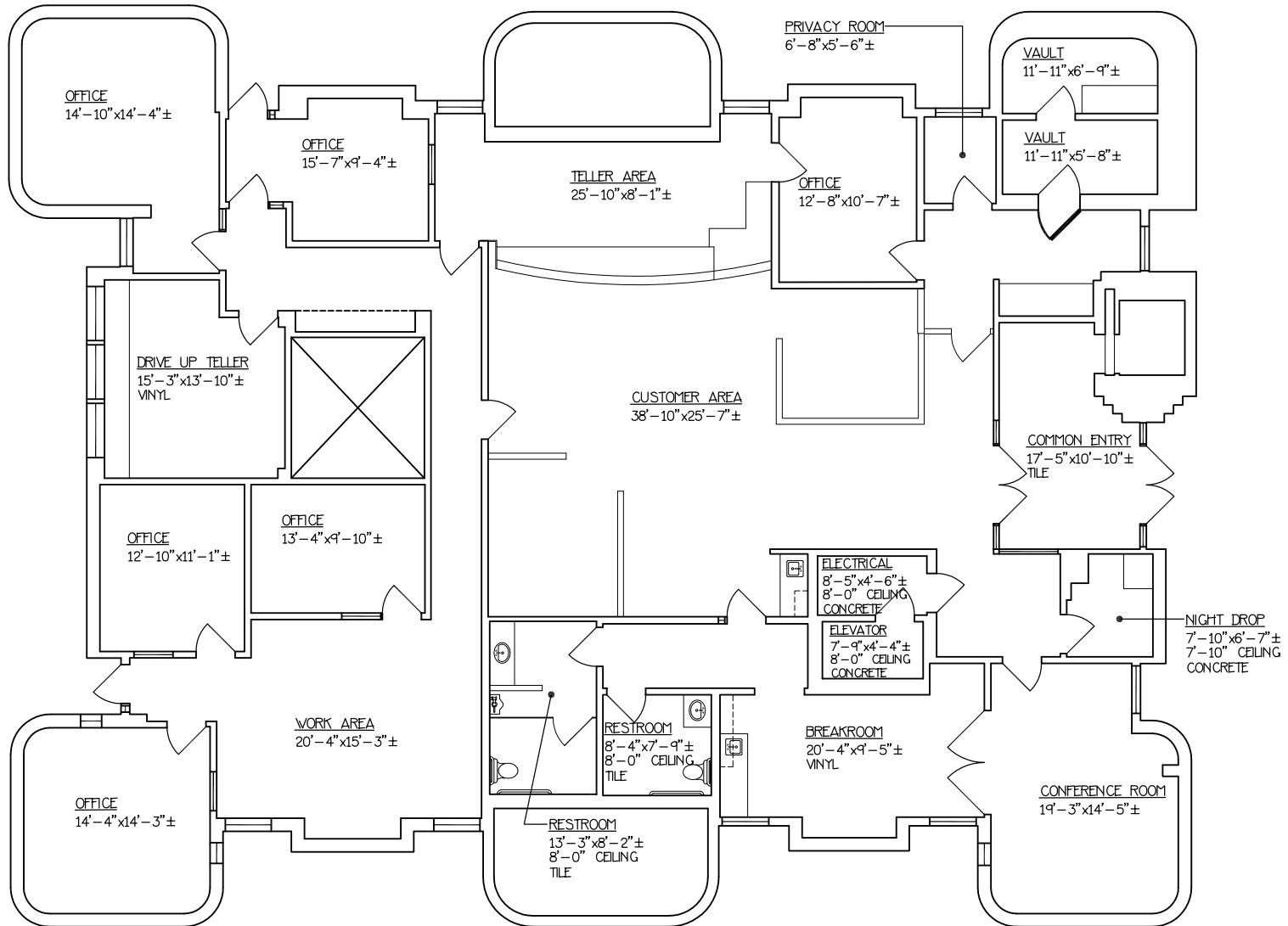
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1ST FLOOR - 4,653 ±RSF

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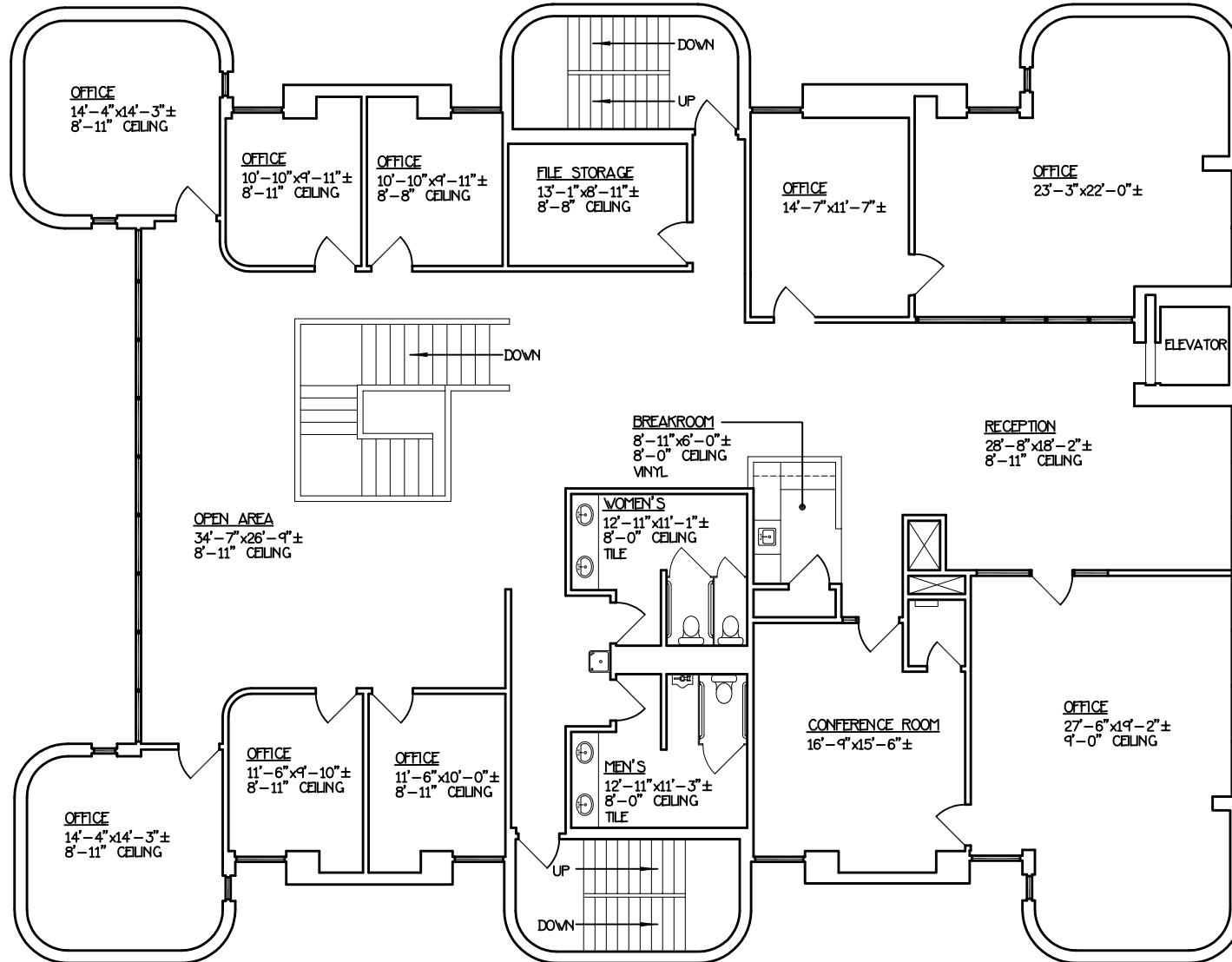
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2ND FLOOR - 4,885 ±RSF

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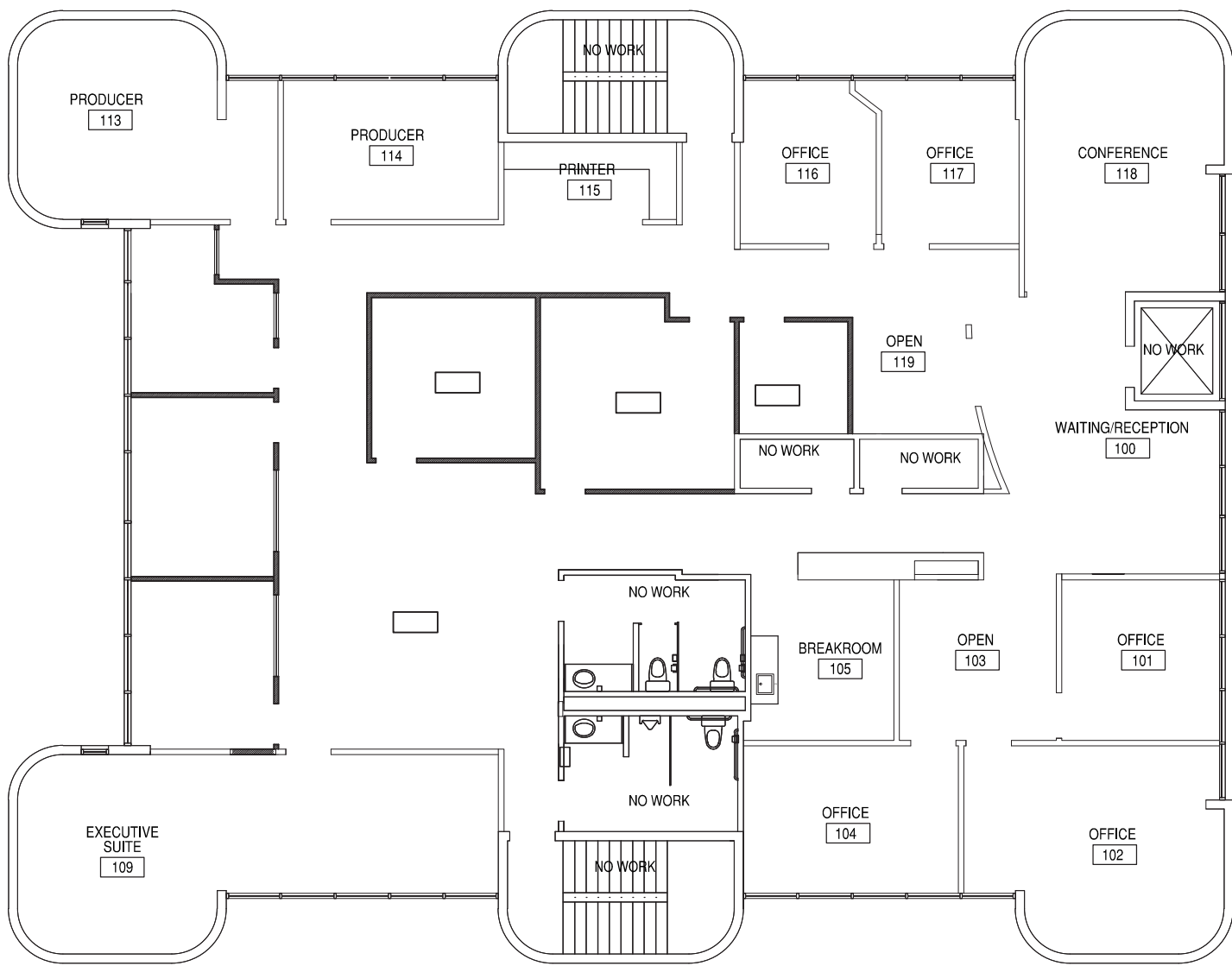
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3RD FLOOR - 5,058 ±RSF

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AREA OVERVIEW



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HIGHEST VOLUME INTERSECTION IN ABQ



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EASY ACCESS TO I-25



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MAJOR AREA EMPLOYERS & TENANTS

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Lovelace



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DRIVE TIME DEMOGRAPHICS



5 MINUTE DRIVE TIME



Population - 76,124



Avg HH Income - \$62,260



10 MINUTE DRIVE TIME



Population - 378,044



Avg HH Income - \$68,670



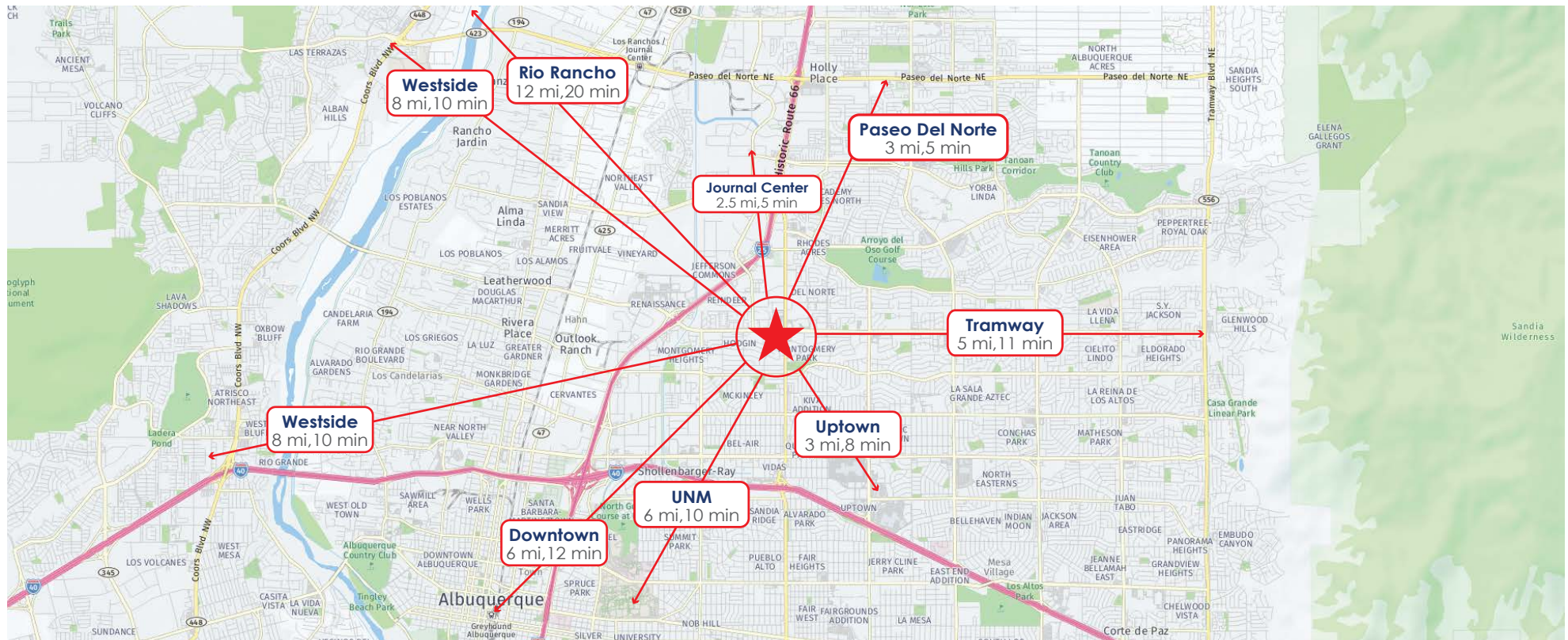
15 MINUTE DRIVE TIME



Population - 604,132



Avg HH Income - \$73,179



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CONTACT INFORMATION

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CONTACT

SCOTT THROCKMORTON, SIOR

✉ scott@argusinvestmentrealty.com

☎ 505.855.7602

STACEY NENNINGER, CCIM

✉ stacey@argusinvestmentrealty.com

☎ 505.855.7608

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