

Class A Medical Office with Development Opportunity

4410 IRVING BLVD. NW ALBUQUERQUE, NM 87114

Accelerating success.



For Sale > Class A Medical Office

- > Sale Price: Call Broker
- > Building Size: +/- 7,228 SF
 - Existing Modern Medical Facility 5,290 SF
 - Existing Shell Ready for Tenant Improvement 2,884 SF
 - Additional Approved Site Planned Development 7,228 SF**
- > Lot Size: 1.69 Acres
- > Zoning: SU-1 for C-1

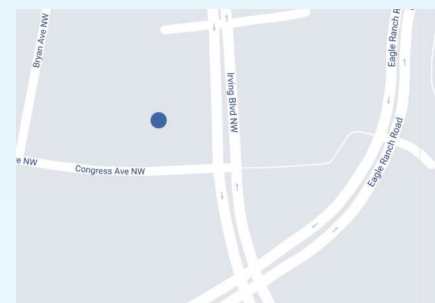
** Seller provides construction documents

Building Amenities

- > Additional approved development site located next to medical office
- > Located on Irving Blvd. NW, just west of Coors Blvd. NW
- > High visibility
- > Large parking field
- > Medical hub area - next to Southwest Medical Associates and X-RAY Associates of NM

Contact Us

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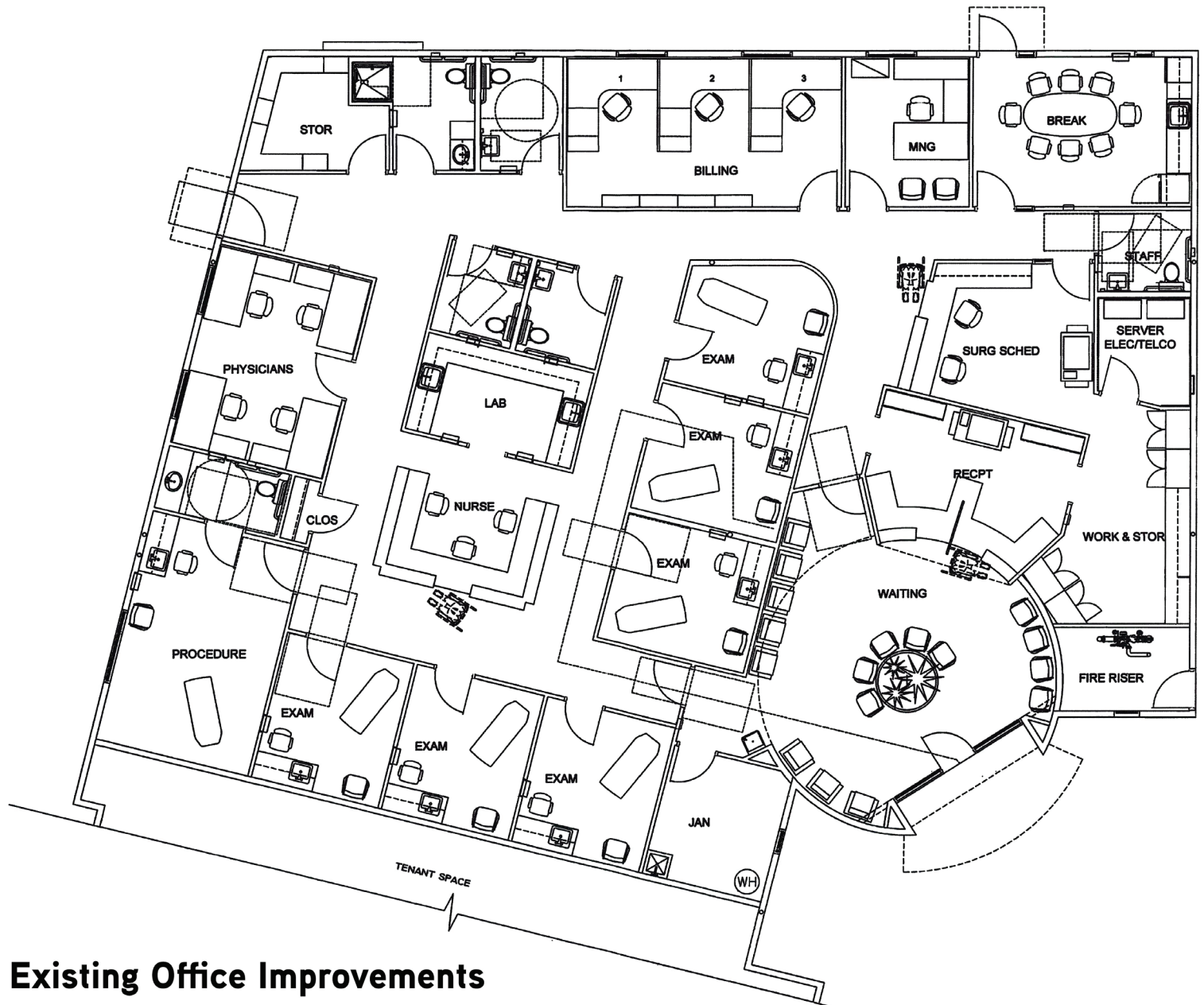


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Floor Plan

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Existing Office Improvements

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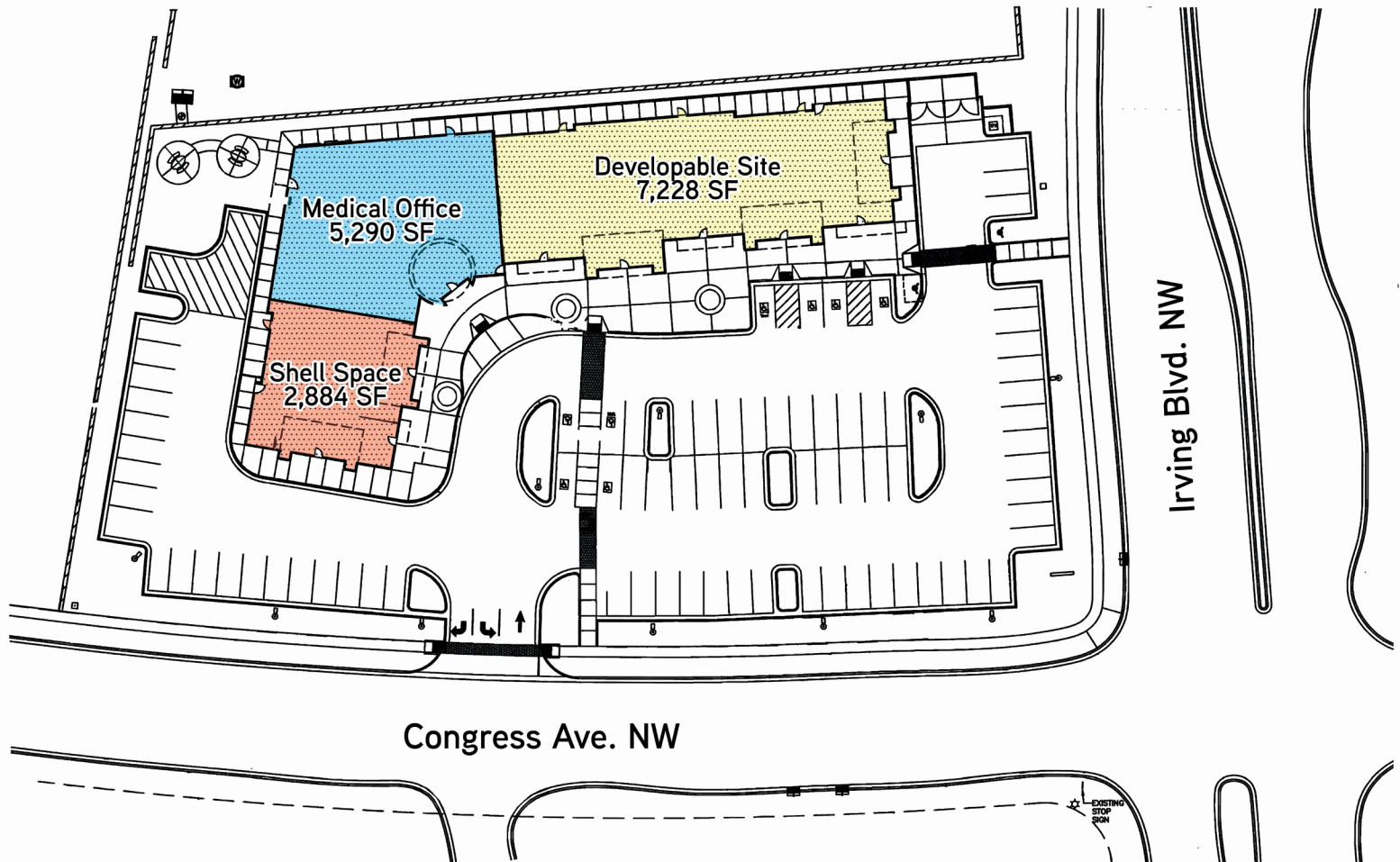
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Site Plan

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Photos

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Aerial

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