

FREESTANDING RETAIL BUILDING FOR LEASE

5309 4TH ST. NW | ALBUQUERQUE, NM 87107

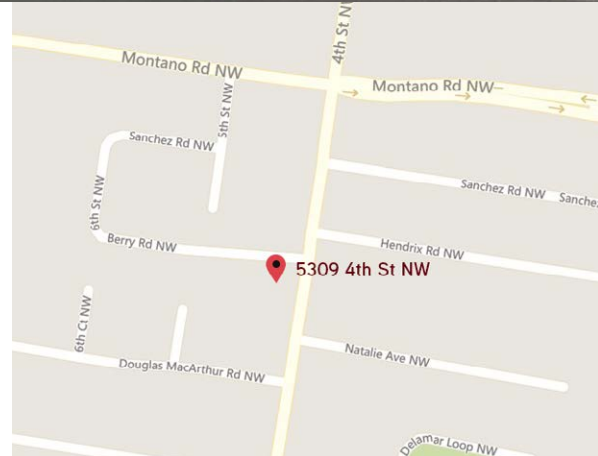


LEASE DETAILS

- › LEASE RATE: \$15.50 / SF
- › LEASE TYPE: NNN
- › BUILDING SIZE: +/- 1,936 SF
- › ZONING: C-2
- › LAND SIZE: 0.46 ACRES

HIGHLIGHTS

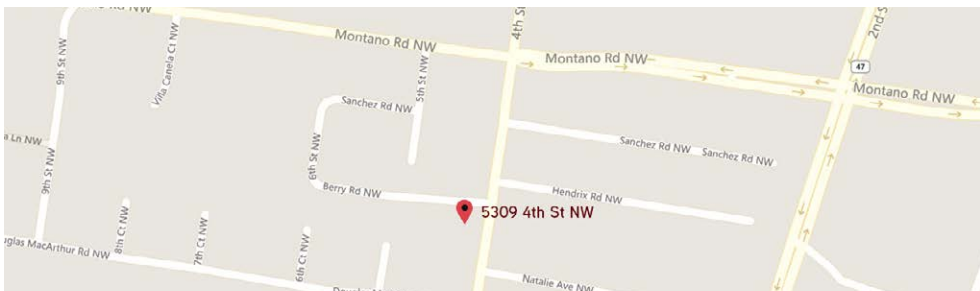
- › 49,700 COMBINED TRAFFIC COUNT FOR MONTANO AND 4TH STREET
- › EXCELLENT VISIBILITY ON BUSY RETAIL CORRIDOR
- › FLEXIBLE C2 ZONING
- › GREAT SIGNAGE
- › AMPLE PARKING
- › POTENTIAL TO REACTIVATE DRIVE-THRU
- › 10 TON HVAC
- › CURRENT BUILDOUT IS OFFICE, HOWEVER SOME RESTAURANT INFRASTRUCTURE REMAINS (FLOOR DRAINS, SINK, WALK-INS, GREASE TRAP)
- › THIS BUILDING FORMALLY OPERATED LONG JOHN SILVERS RESTAURANT FOR OVER 20 YEARS. IT WAS LATER CONVERTED INTO A FAST BUCKS OFFICE OPERATION.



CONTACT US



BRANDON SAYLOR, CCIM
LIC. # 46223
ASSOCIATE BROKER
+1 505 350 0296
brandon.saylor@colliers.com



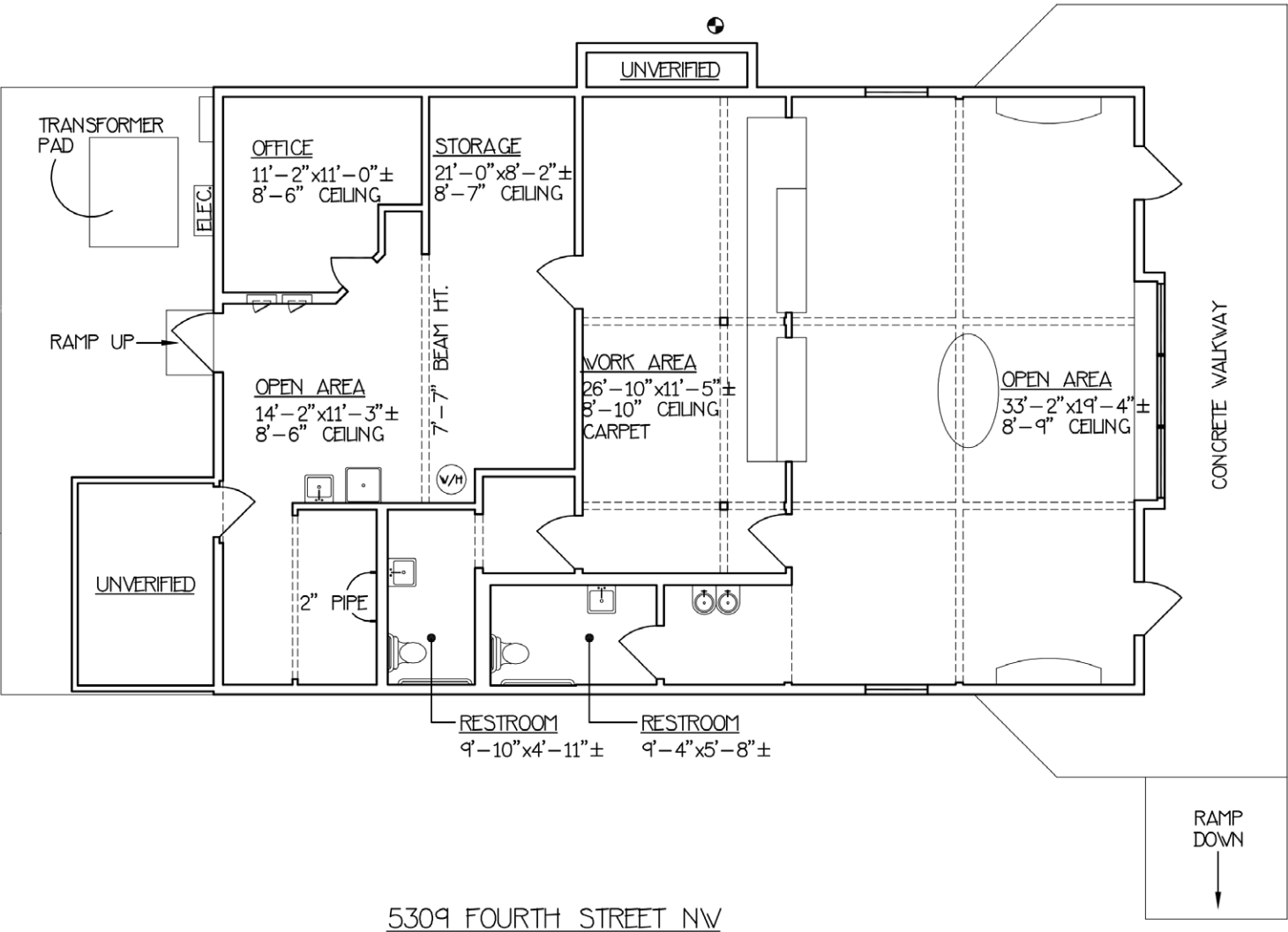
This document/email has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and /or its licensor(s). © 2016. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.



COLLIERS INTERNATIONAL
1 505 883 7676
5051 Journal Center NE Suite
200
Albuquerque, NM, 87110



FLOOR PLAN





AERIAL

