



Rare Investment Opportunity

7301 & 7309
Indian School
Rd NE

Includes two buildings, one of which can be used by owner-investor and was designed and built by renowned designer/builder Nat Kaplan. The second provides steady cash flow.

\$2,100,000
SALE PRICE

Colliers International | Albuquerque-Santa Fe
5051 Journal Center Blvd. NE | Suite 200
Albuquerque, NM 87109
Main: +1 505 883 7676



Hard to Find Owner/User & Investment Property.

Two freestanding office buildings with ample parking in the heart of the busiest shopping district in Albuquerque. Fully tenanted space makes an ideal investment.

+/- 12,022

SF AVAILABLE ON +/- 38,000 LAND



Wheelchair
Accessible



Parking
3.3/1,000



Bike Score™
88



Walk Score™
80



Built in 1977
by Nat Kaplan



308,925 Daytime
Population



I-40 Access



+/- 12,022 SF
+/- 38,000 SF Land

PROPERTY DETAILS

| | | |
|-------------------|--------------------|----------|
| Sale Price | \$2,100,000 | |
| Building Sizes | 7301 Indian School | 8,267 SF |
| | 7309 Indian School | 3,755 SF |
| Lot Size | 37,918 SF | |
| Submarket | Uptown | |
| Zoning | MX-M | |
| Financial Details | See Broker | |

PROPERTY FEATURES

- Premier freestanding property located in the heart of Uptown
- One of a kind Nat Kaplan office building. Offering also includes a second, fully leased, office building
- Ideal purchase for owner/user/investor
- 40 parking spaces (16 of which are covered) 3.3:1,000 parking ratio

ABOUT THE ARCHITECT

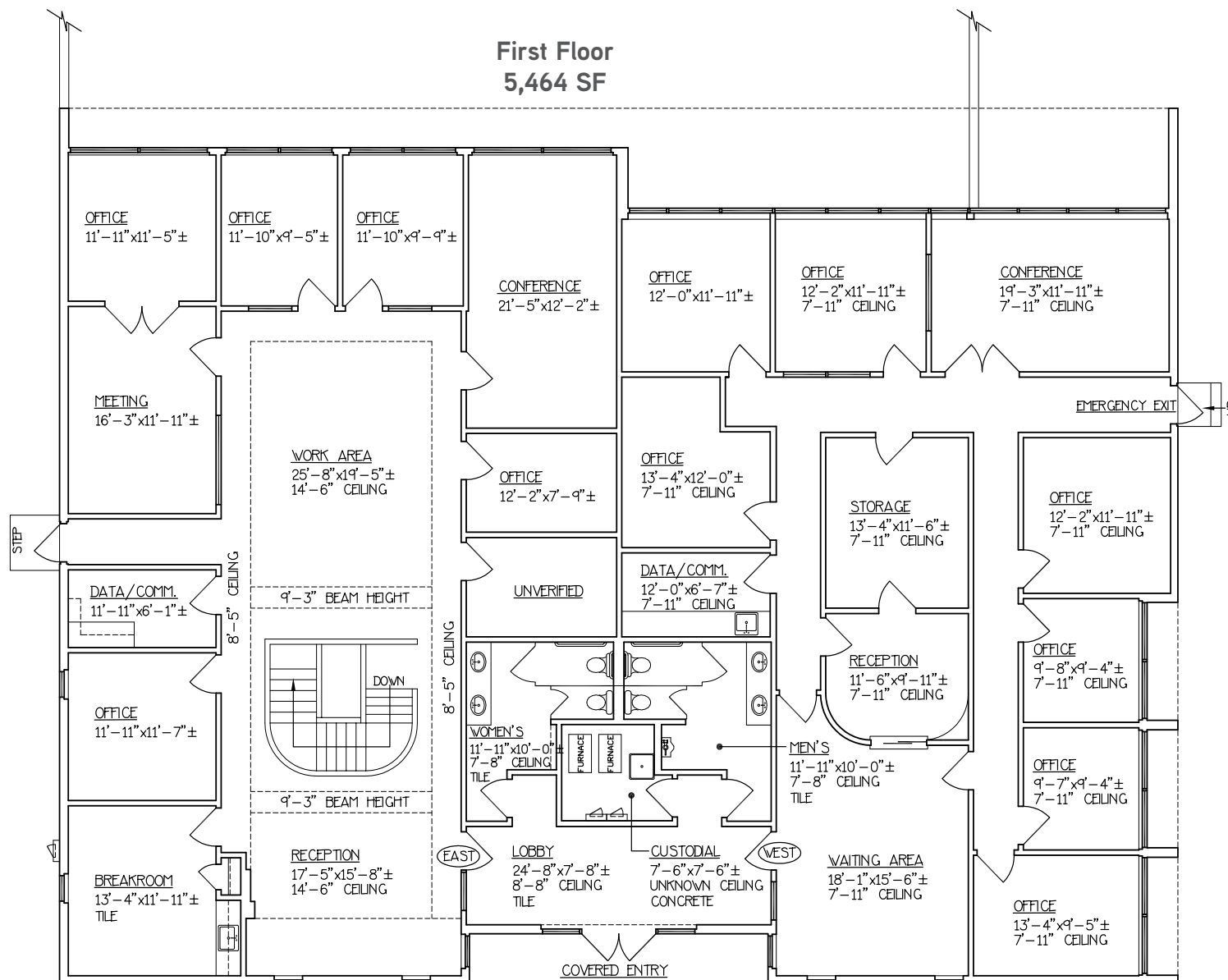
Nat Kaplan, designer builder was influenced by the rich landscape of New Mexico and became a renowned builder/designer in Santa Fe, Taos and Albuquerque. Kaplan completed his first adobe building in 1949 and built nearly 150 adobe homes and commercial buildings throughout the Southwest. Some of Kaplan's most notable projects are the Sagebrush Inn in Taos, Governor John Simms Ranch (La Cienega) and house (Albuquerque), Enchanted Mesa Trading Post, the innovative E.W. King house with exposed waterproof adobe and radiant floor heat, Rancho Allegre in La Cienega (used in "Red Sky at Morning" and the television series "Empire"), the Chamisal house with an experimental pumice-insulated roof, the Darcy McNickle house, the Silo House in Los Poblanos using the existing silo and water troughs from the former dairy, Simms Arabian Ranch in Scottsdale using exposed burnt adobe, the restoration of the Coronado Monument kiva, the law offices of Jeff Bingaman in Santa Fe, and the Uribe house in Baja, CA. He received the Governor's Award for Excellence in the Arts in 1984 and closed Sagebrush Construction Company in 1983 making 7309 Indian School unique in its location and craftsmanship. It was designed and built for a local dentist in 1977.



FLOOR PLANS

7301 Indian School

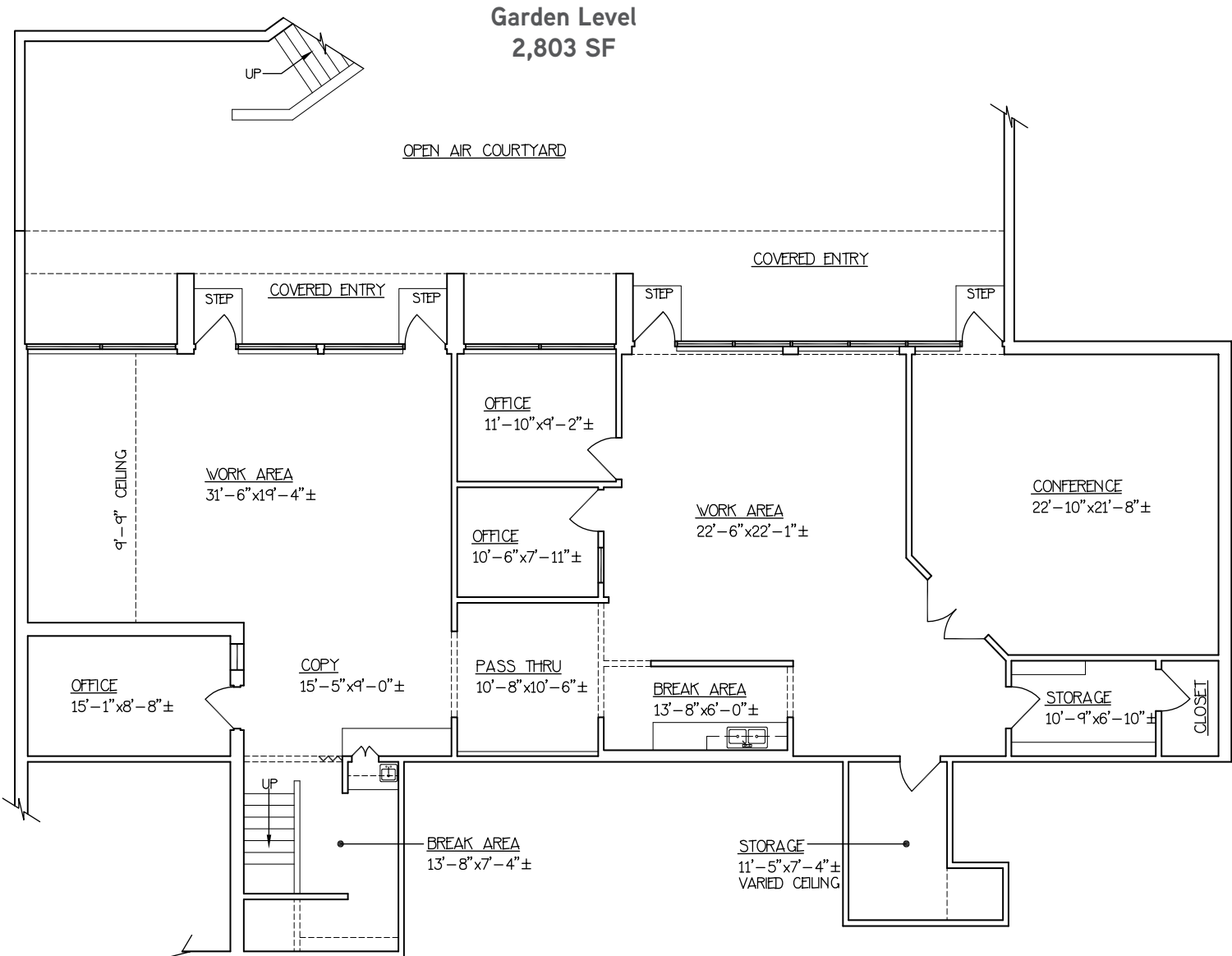
First Floor 5,464 SF



FLOOR PLANS

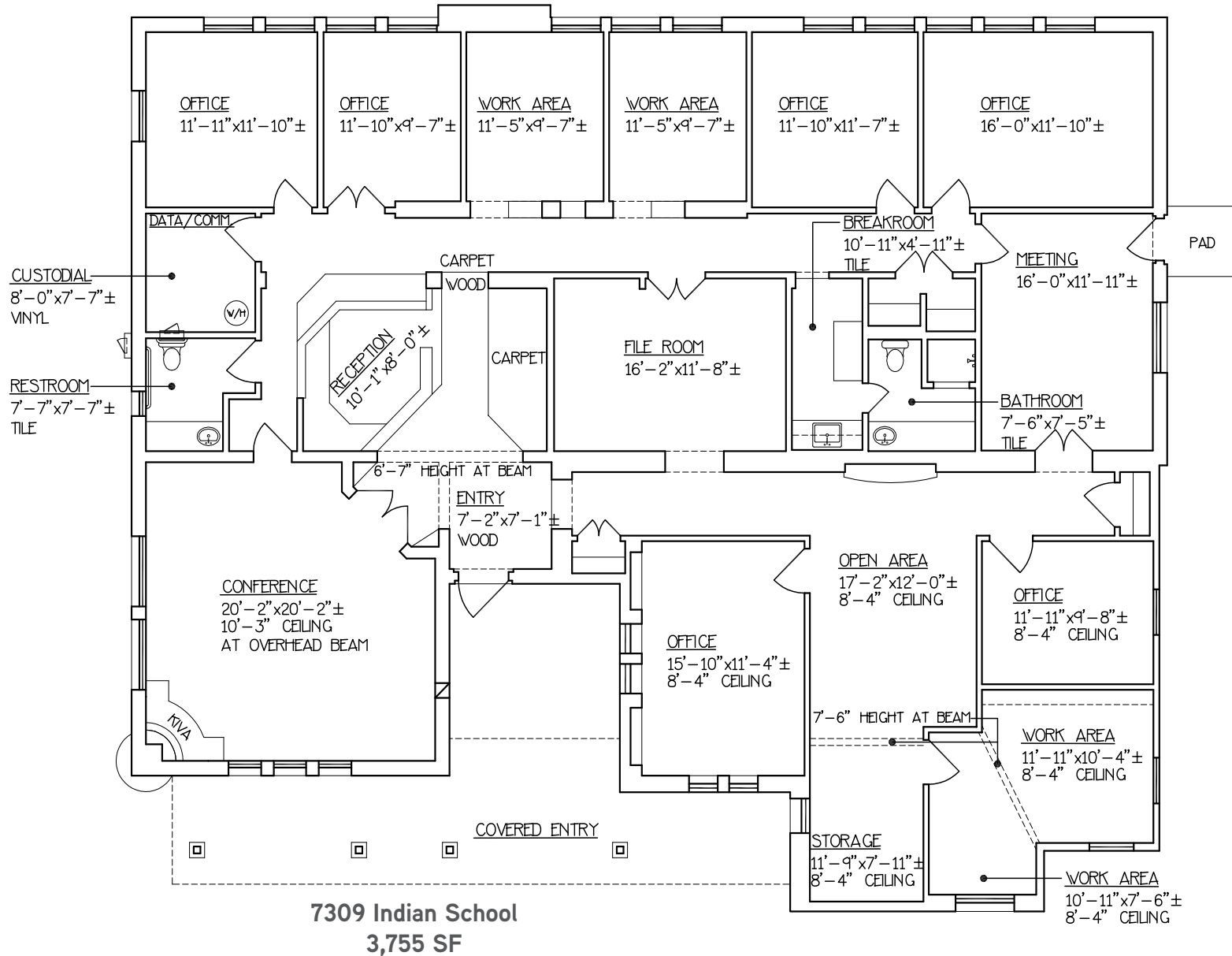
7301 Indian School

Garden Level 2,803 SF



FLOOR PLANS

7309 Indian School 3,755 SF





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AERIAL MAP





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