

1401 OLD COORS DRIVE SW FORMER CHARTER SCHOOL BUILDING FOR LEASE



For more information
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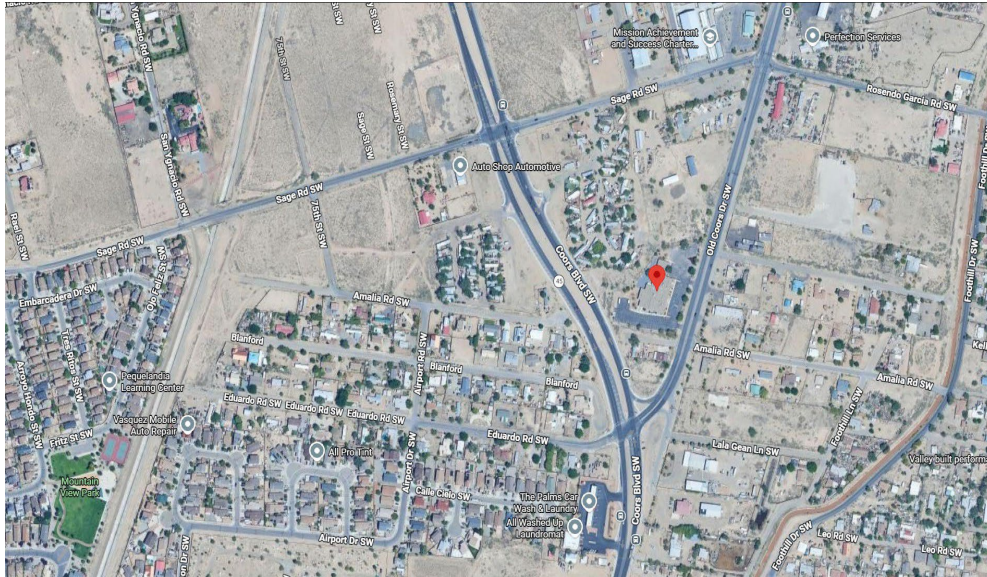
PROPERTY OVERVIEW

Building Size:	20,875 SF
Land Area:	2.97 acres
Rent:	\$15.00 per annum
Operating Exp.	Triple Net (NNN)
Available:	July 1, 2027

Features:

- † Former Educational Space
- † 18-20 existing classrooms
- † Completely Fenced
- † 154 Parking Spaces

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PROPERTY DESCRIPTION

Use: The building has been used for educational purposes for the past 18 years.

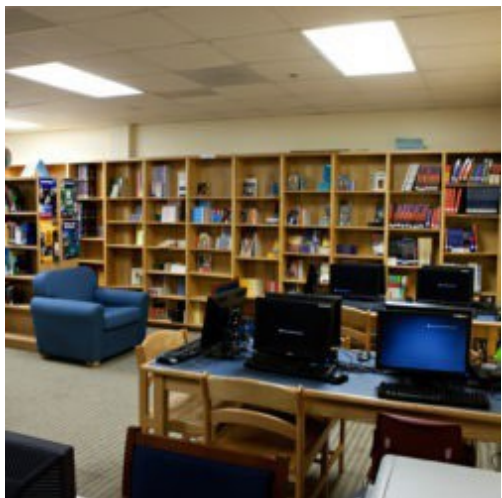
Build-Out: The building has approximately 18-20 classrooms, administrative offices, full industrial kitchen, multi-purpose room, boy's and girl's bathrooms, and green space. There is a conditional use permit in place to place an additional three portable classrooms on the east side of the property. The property is completely fenced. Two driveways provide good access and pick-up and drop-off.

Location: The property is located in Albuquerque's southwest corridor. The building is located at the intersection of Old Coors Boulevard SW and Old Coors Boulevard.

Broker note: Owner is paying a commission to Tenant's Agent.

It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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Site Plan

