

FOR SALE — OWNER/INVESTOR OPPORTUNITY

1717 Girard NE & 1719 Girard NE Albuquerque NM 87106



~3,000 SF Total
C-1 ZONING
\$329,900
Refinance

1717 Girard NE – occupied

~1,200 SF retail space
Tenant currently paying
\$1,200/month MG

1719 Girard NE – vacant

~1,900 SF office space
(3) Private offices
Reception area
Bull pen area & Kitchen
Basement storage
Possible rent: \$1,800/month; \$11.37/SF



Contact Mike Leach -- mdl@sycamore-associates.com or Greg Leach – greg.leach@sycamore-associates.com

SYCAMORE ASSOCIATES LLC

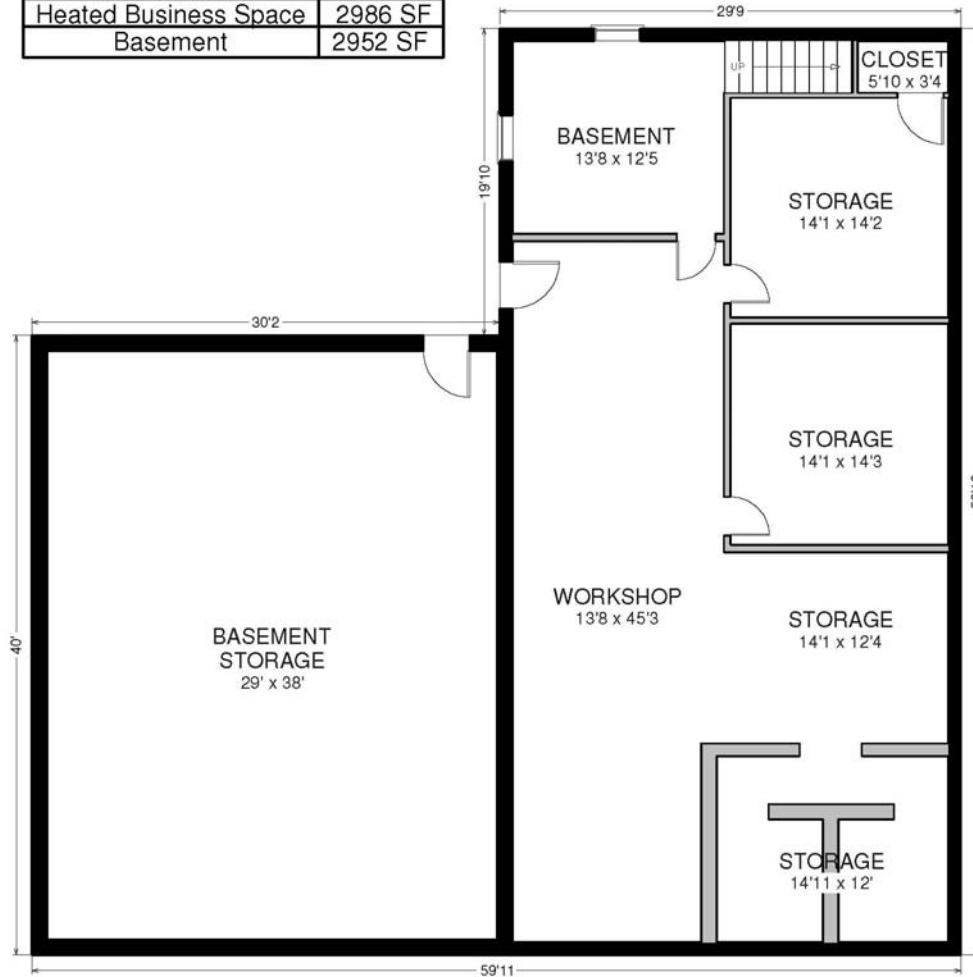
PO Box 90608 ■ Albuquerque NM ■ 87199-0608 ■ WWW.SYCAMORE-ASSOCIATES.COM ■ 505.345.5075

THIS STATEMENT WITH THE INFORMATION IT CONTAINS IS GIVEN WITH THE UNDERSTANDING THAT ALL NEGOTIATIONS RELATING TO THE PURCHASE, RENTING OR LEASING OF THE PROPERTY DESCRIBED ABOVE SHALL BE CONDUCTED THROUGH THIS OFFICE. ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE RENTAL OR FINANCING IS FROM SOURCES DEEMED IN OUR OPINION TO BE RELIABLE BUT NO REPRESENTATION IS MADE AS TO THE ACCURACY THEREOF AND IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING OR WITHDRAWAL WITHOUT NOTICE.

1719 Girard NE – vacant

**1717 - 1719 Girard Blvd NE
Albuquerque, NM 87106-1718**

Total Structure	5938 SF
Heated Business Space	2986 SF
Basement	2952 SF



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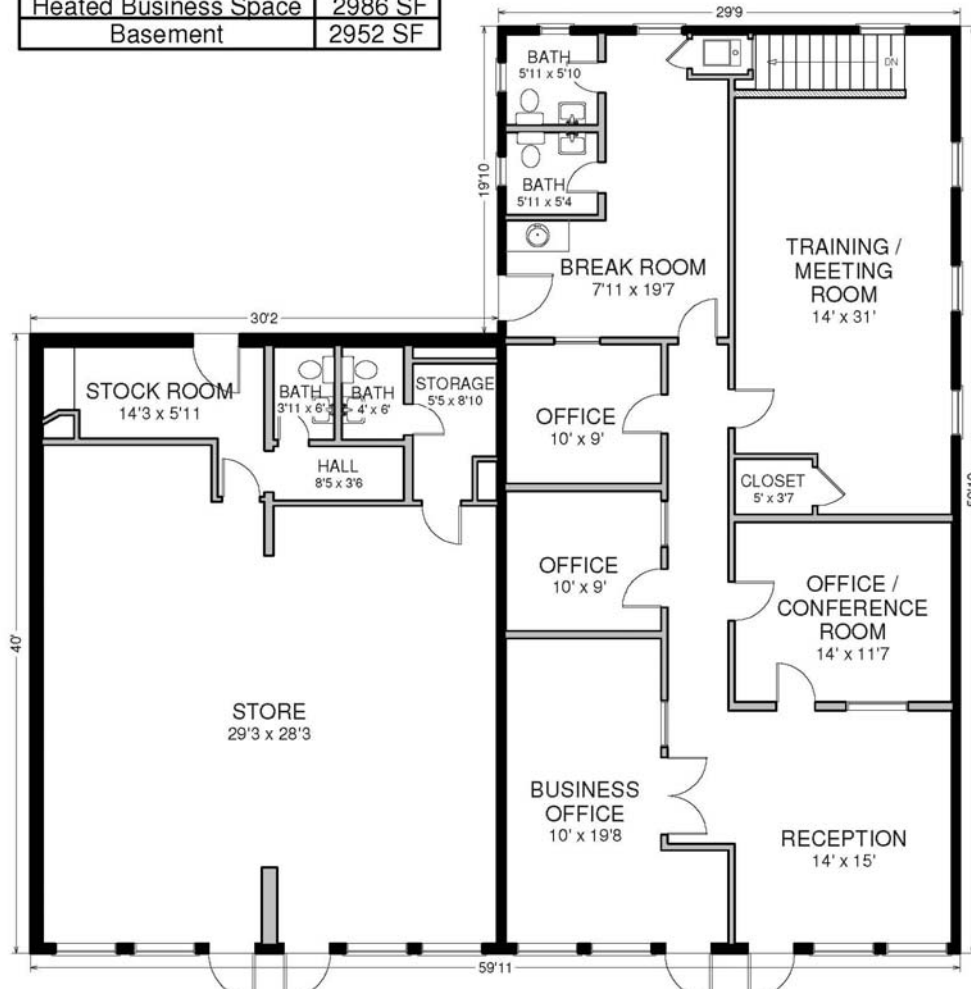
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