

High Traffic Retail Space For Lease

14,200 sq. ft.

**4th & Montano NW
Albuquerque, New Mexico**

Traffic!!

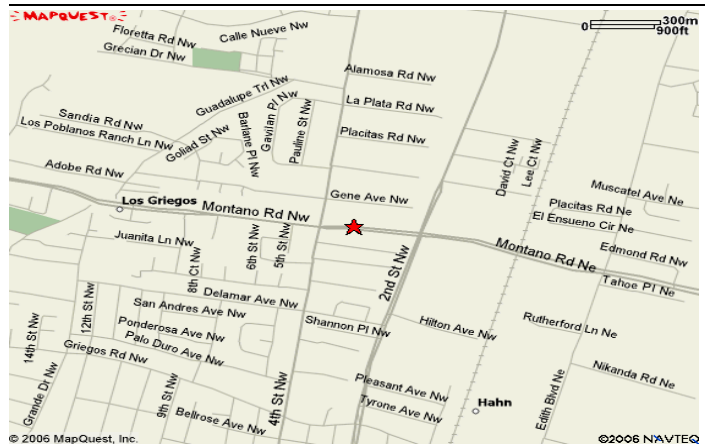
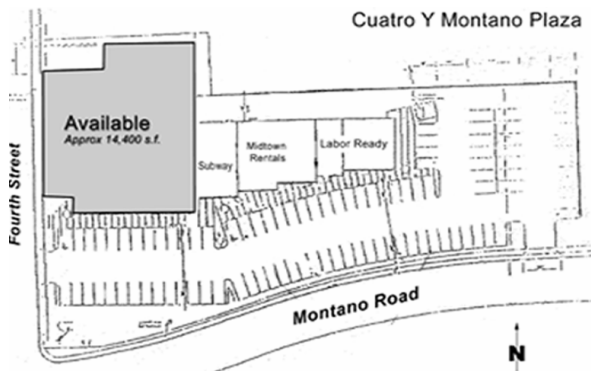
High Visibility!!

Strong Retail Demographics!!

Going Home Side of Montano NW!!

North Valley!!

West Side!!



A former Walgreen's Pharmacy location in the heart of the going home side of Montano NW corridor. Demographics include both the North Valley and the West Side communities. Ideal for neighborhood retail requiring high volume traffic and high visibility signs. From \$11,800.00 per month. Common Area Maintenance expenses estimated to be \$3.50 per square foot per year. Offered subject to landlord's disclosure of material facts concerning the property.

Presented By: **Jim Metheny, Associate Broker**

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