



4623 Greene Ave NW

Albuquerque, NM 87114

BERKSHIRE HATHAWAY
NM COMMERCIAL REAL ESTATE



FOR LEASE



**FORMER PRESCHOOL
IDEAL FOR EDUCATION,
DAYCARE, MEDICAL,
OFFICE, OR OTHER
SERVICE-BASED
USES IN A FLEXIBLE,
CONVENIENT LOCATION.**



**BUILDING SIZE
2,526 SF**



**LOT SIZE
0.39 AC**



**LEASE RATE
\$22 PER SF MG**

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OFFERING MEMORANDUM

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EXECUTIVE SUMMARY

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PROPERTY HIGHLIGHTS:

- » **2,526 SF Flexible Layout:** Multiple rooms suitable for classrooms, offices, or meeting spaces, plus reception and common areas.
- » **Former Preschool Buildout:** Infrastructure in place for educational or childcare operations, easily adaptable for other professional uses.
- » **Visibility & Access:** Positioned along a well-traveled corridor with excellent exposure to steady traffic.
- » **Signage Opportunity:** Prominent building signage available for maximum visibility.
- » **Strong Surrounding Demographics:** Surrounded by established neighborhoods and nearby commercial development, providing a built-in customer base.



PROPERTY DESCRIPTION:

Located in a well-established area, **4623 Greene** offers a 2,526 SF property with excellent visibility and accessibility. Formerly a preschool, the space is ideally suited for educational use, daycare, medical services, professional offices, or other service-based businesses seeking a flexible layout in a convenient location.

The property features multiple rooms that can serve as classrooms, private offices, or meeting spaces, along with a welcoming reception area and common spaces. Ample on-site parking and signage opportunities make it easy for clients, families, and staff to access and recognize the location.

With its adaptable design, strong surrounding demographics, and prime location, **4623 Greene** presents a rare opportunity to secure a highly functional property at a competitive lease rate.

EXECUTIVE SUMMARY

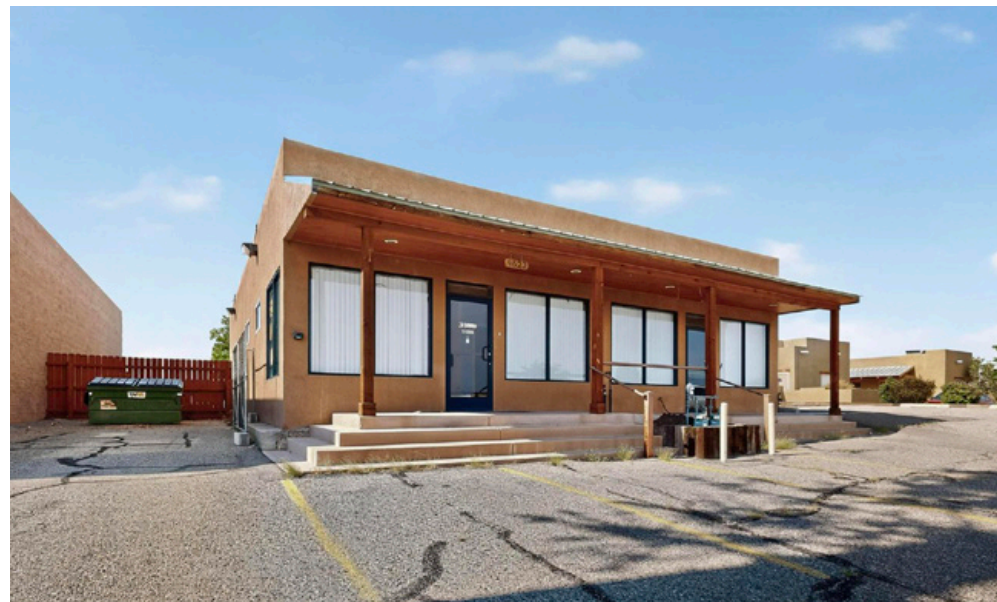
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OFFERING DETAILS:

ADDRESS:	4623 Greene Ave NW, Albuquerque, NM 87114
BUILDING SIZE:	2,526 SF
ZONED:	X
LEASE PRICE:	\$22 PER SF MG
LOT SIZE:	0.39 AC
APN/PARCEL ID:	1-012-065-375310-1-02-03
POPULATION:	181,256 (5 Mile Radius)
MEDIAN HH INCOME:	\$80,302 (5 Mile Radius)
MEDIAN HOME VALUE:	\$276,044 (5 Mile Radius)
WATER, SEWER & ELECTRICITY:	PIPED IN

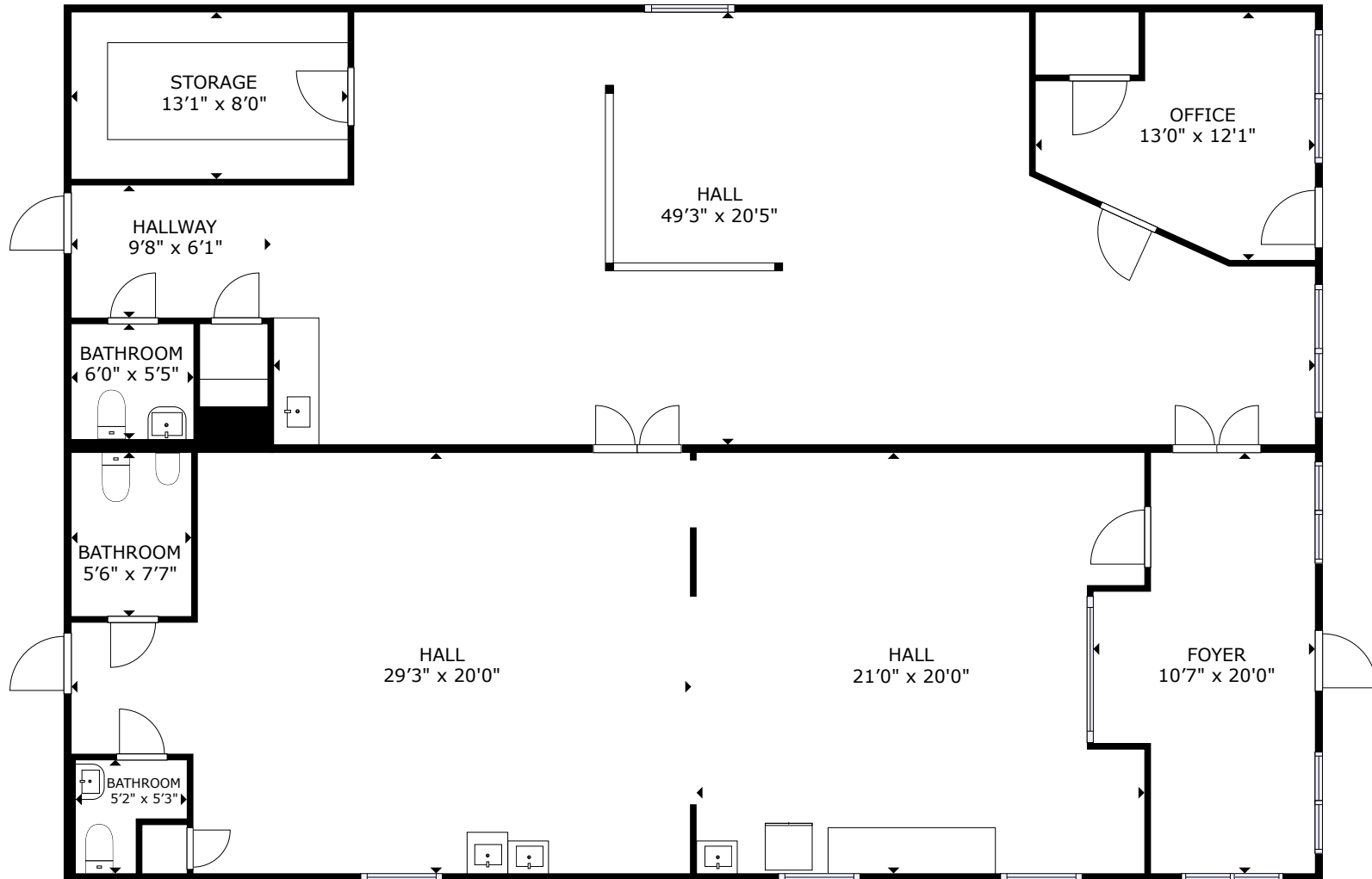


FLOOR PLAN

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FLOOR 1: 2526 sq ft

TOTAL LIVEABLE AREA (BASED ON EXTERIOR DIMENSIONS): 2526 sq ft

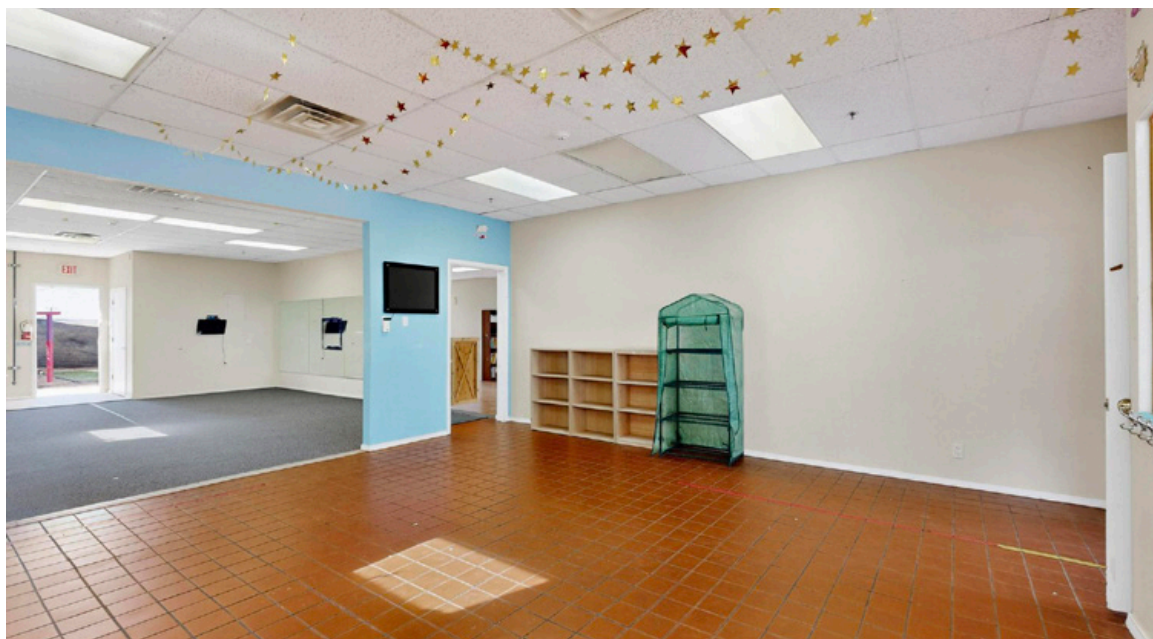
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ALL PARTIES USING THIS DOCUMENT AGREE TO TAKE THEIR OWN MEASUREMENTS IN ORDER TO DETERMINE THE LAYOUT AND SIZE OF THE PROPERTY.

INTERIOR PHOTOS

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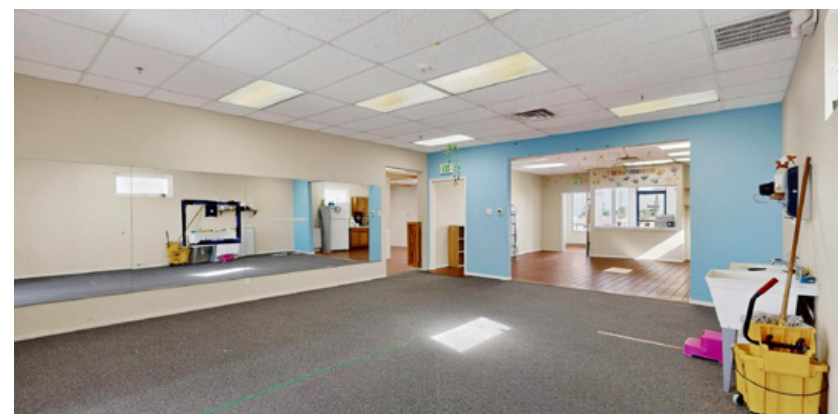


INTERIOR PHOTOS

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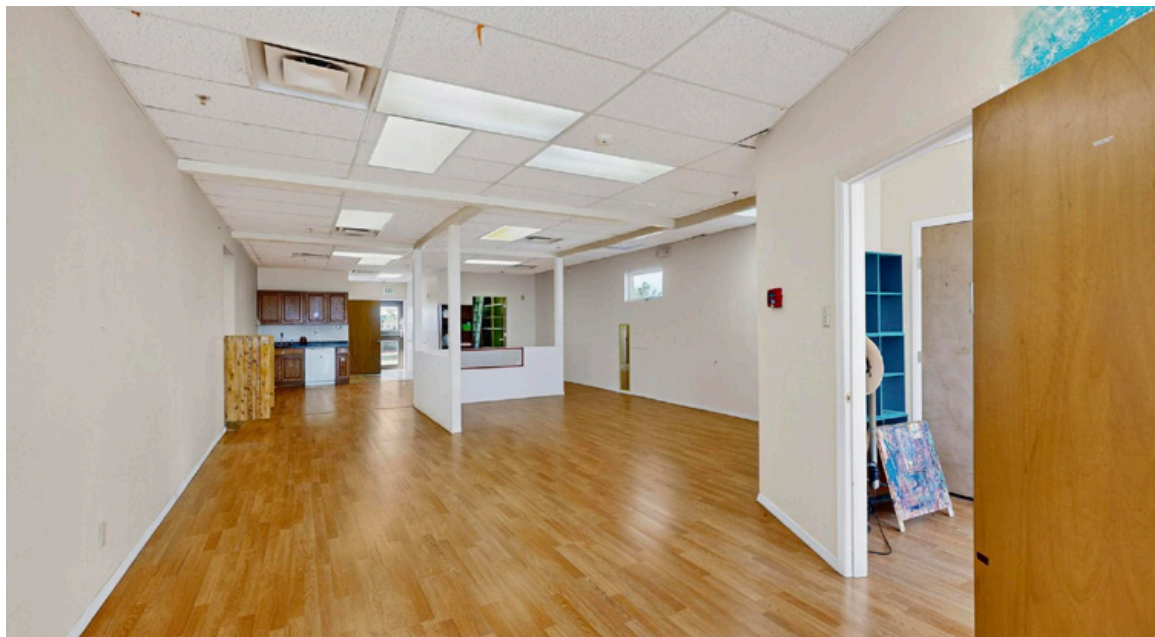
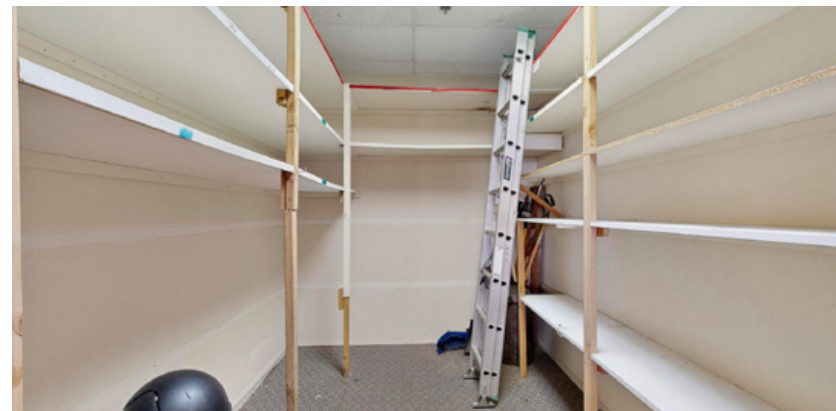
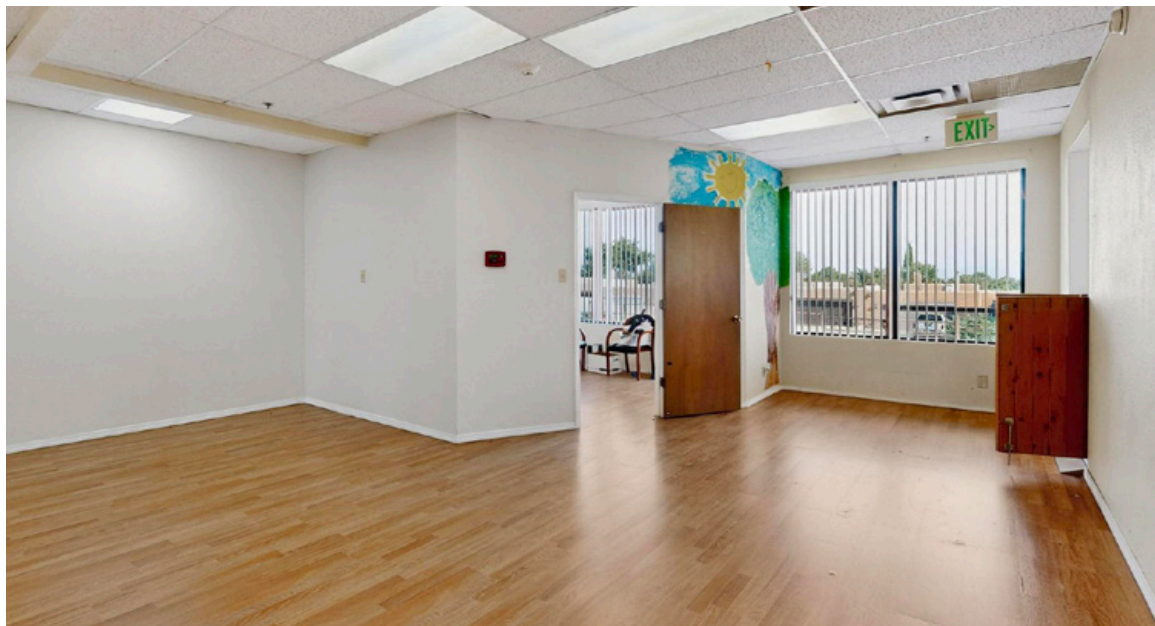


INTERIOR PHOTOS

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REAR BUILDING PHOTOS

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LOCATION MAP

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