

**For Sale
or Lease**

Turn-Key Dental Condo

PENN-MONT PROFESSIONAL PLAZA

BUILDING-E

E-1	DR. SHANE T. CLARK, DMD
E-1	ASBESTOS INSPECTIONS-INDUSTRIAL/COMMERCIAL
E-4	7 & ANKLE CLINIC OF ABC
E-5	OPTICAL EXAMINATIONS
E-6	BARBERSHOP, OPTICIST
E-6	BARBERSHOP, OPTICIST
E-8	BRAIN PERFORMANCE CENTER
E-9	MICHAEL PENOLETON, D.C.
E-9	DOUG MEINTS, D.C.
E-9	ANN STABLETON, D.C., DACNB

E-10	ALCOHOL & DRUG TESTING
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COMES WITH ±1,881 SF FINISHED BASEMENT

7520 Montgomery Blvd. | Suite E-10 | Albuquerque, NM 87109

NAI SunVista] **Got Space™**

Opening the Door to Commercial Real Estate Excellence

±1,645 SF Available

Clay Azar CCIM

clay@sunvista.com | 505 480 9777

Shamy Slefo

shamy@sunvista.com | 505 998 1579

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PROPERTY

AVAILABLE

Suite E-10: ±1,645 SF

SALE PRICE

\$379,000

LEASE RATE

\$17.00/SF Modified Gross

HIGHLIGHTS

- Prime Northeast Heights location with quick access to I-25
- Near major retailers, schools, and healthcare facilities
- Buildout features office, reception/waiting area, five exam rooms, kitchen and in-suite restroom
- Additional ±1,881 SF of storage in basement
- FF&E negotiable

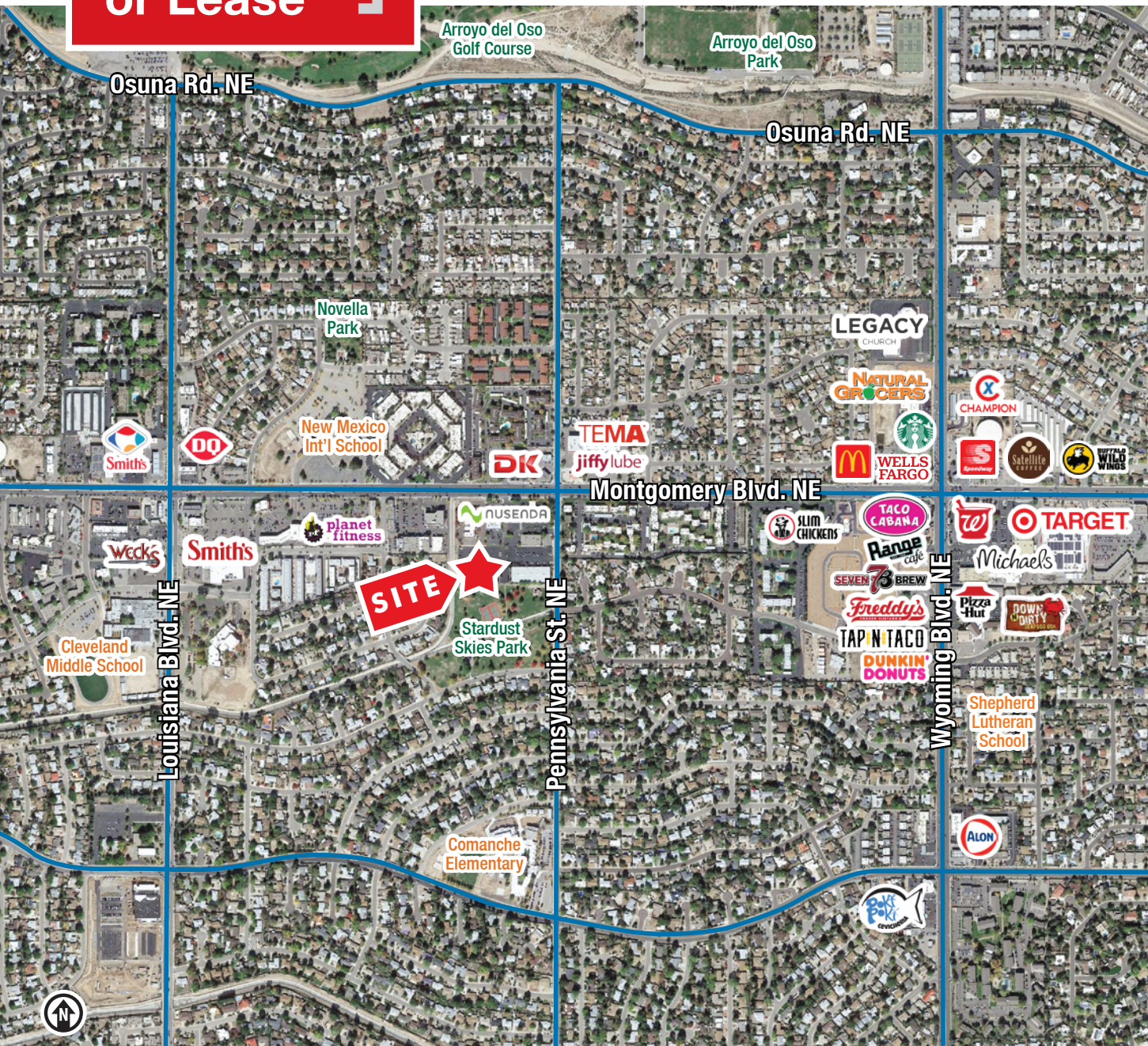
ZONING MX-L 

LOCATION

SWQ Montgomery Blvd. & Pennsylvania St. NE

For Sale or Lease

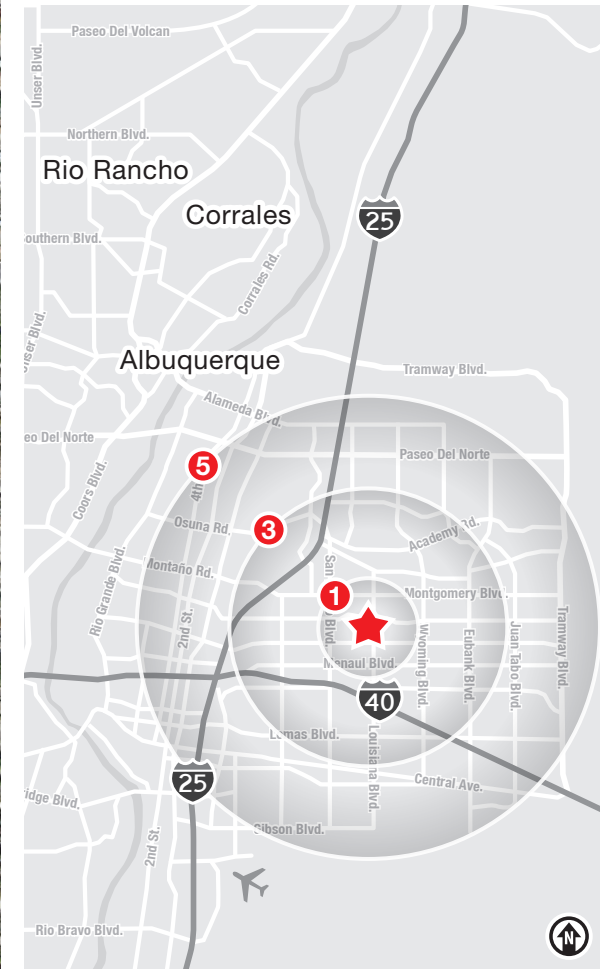
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LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	14,865	133,642	297,919
Average HH Income	\$105,143	\$90,683	\$99,625
Daytime Employment	4,313	89,158	191,956

2025 Forecasted by Esri



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GROUND LEVEL



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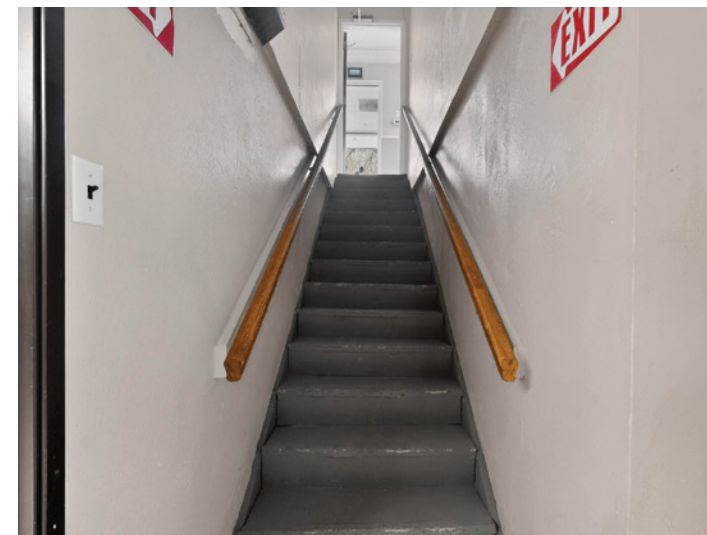
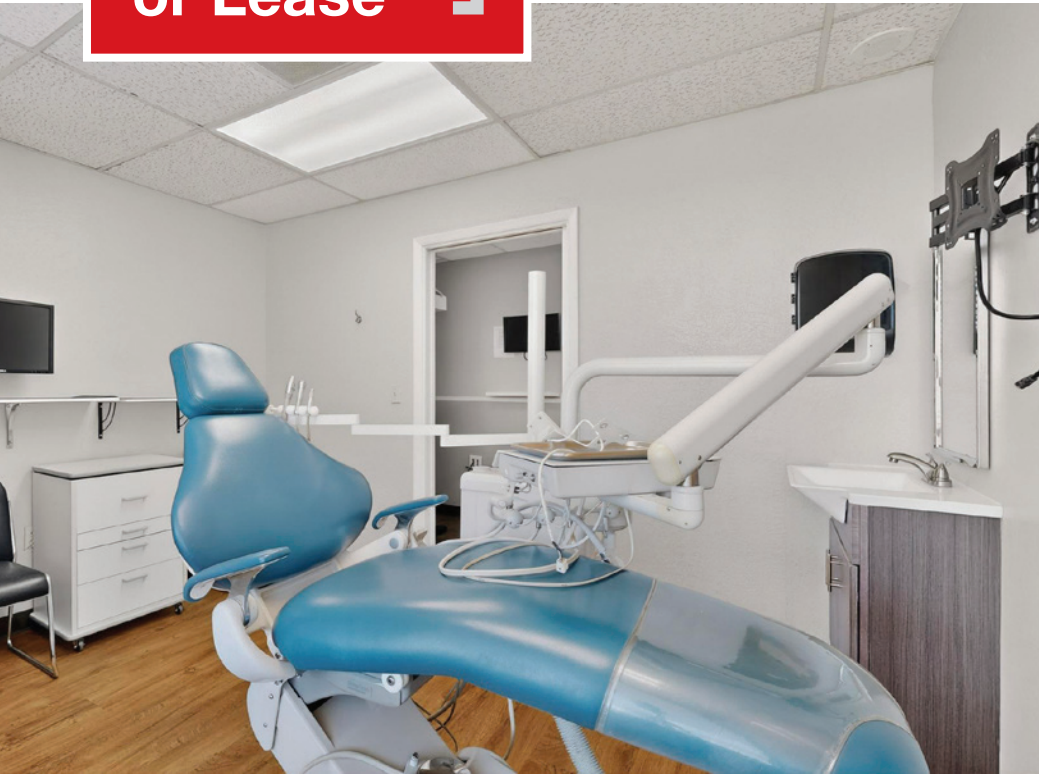
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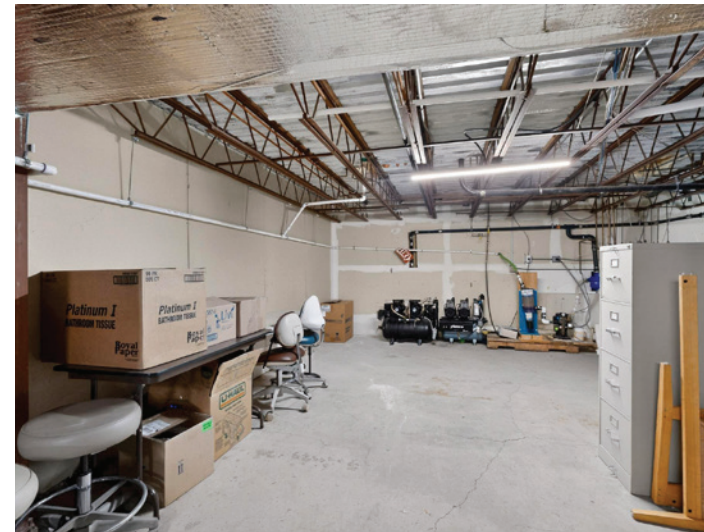
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BASEMENT



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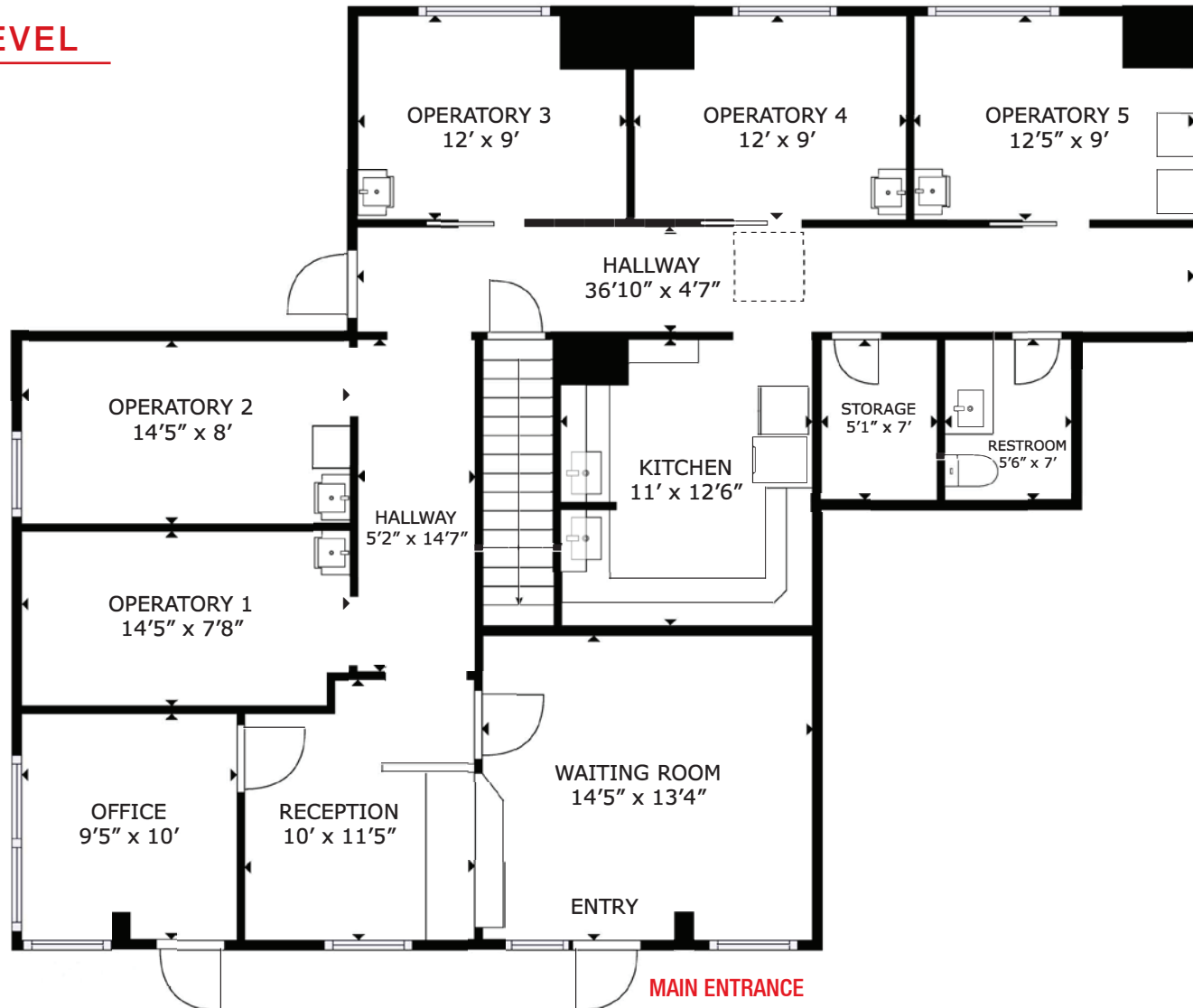
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FLOOR PLAN

GROUND LEVEL

±1,645 SF



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