

**For
Sale**



Turn-Key Dental Condo

PENN-MONT PROFESSIONAL PLAZA

BUILDING-E

E-1 DR. SHANE T. CLARK, DMD
E-1 ASHLEY M. HARRIS, D.D.S., FRCR, FRCR, FRCR, FRCR
E-4 J. & ANKLE CLINIC OF ABO
E-5 OPTICAL EXAMINATION & CONTACT LENSES
E-6 BRADYSON, OPTOMETRIST
E-6 BRADYSON, OPTOMETRIST
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 DR. JEFFREY A. HARRIS, D.D.S., FRCR, FRCR, FRCR, FRCR
E-10 DR. JEFFREY A. HARRIS, D.D.S., FRCR, FRCR, FRCR, FRCR
E-10 DR. JEFFREY A. HARRIS, D.D.S., FRCR, FRCR, FRCR, FRCR
E-10 DR. JEFFREY A. HARRIS, D.D.S., FRCR, FRCR, FRCR, FRCR
E-10 DR. JEFFREY A. HARRIS, D.D.S., FRCR, FRCR, FRCR, FRCR
E-10 DR. JEFFREY A. HARRIS, D.D.S., FRCR, FRCR, FRCR, FRCR
E-10 DR. JEFFREY A. HARRIS, D.D.S., FRCR, FRCR, FRCR, FRCR
E-10 DR. JEFFREY A. HARRIS, D.D.S., FRCR, FRCR, FRCR, FRCR

COMES WITH ±1,881 SF FINISHED BASEMENT

±1,645 SF Available

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

Clay Azar CCIM

clay@sunvista.com | 505 480 9777

Shamy Slefo

shamy@sunvista.com | 505 998 1579

NA SunVista] **Got Space**™

Opening the Door to Commercial Real Estate Excellence

For Sale

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PROPERTY

AVAILABLE

Suite E-10: ±1,645 SF

SALE PRICE

\$397,000

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](#)

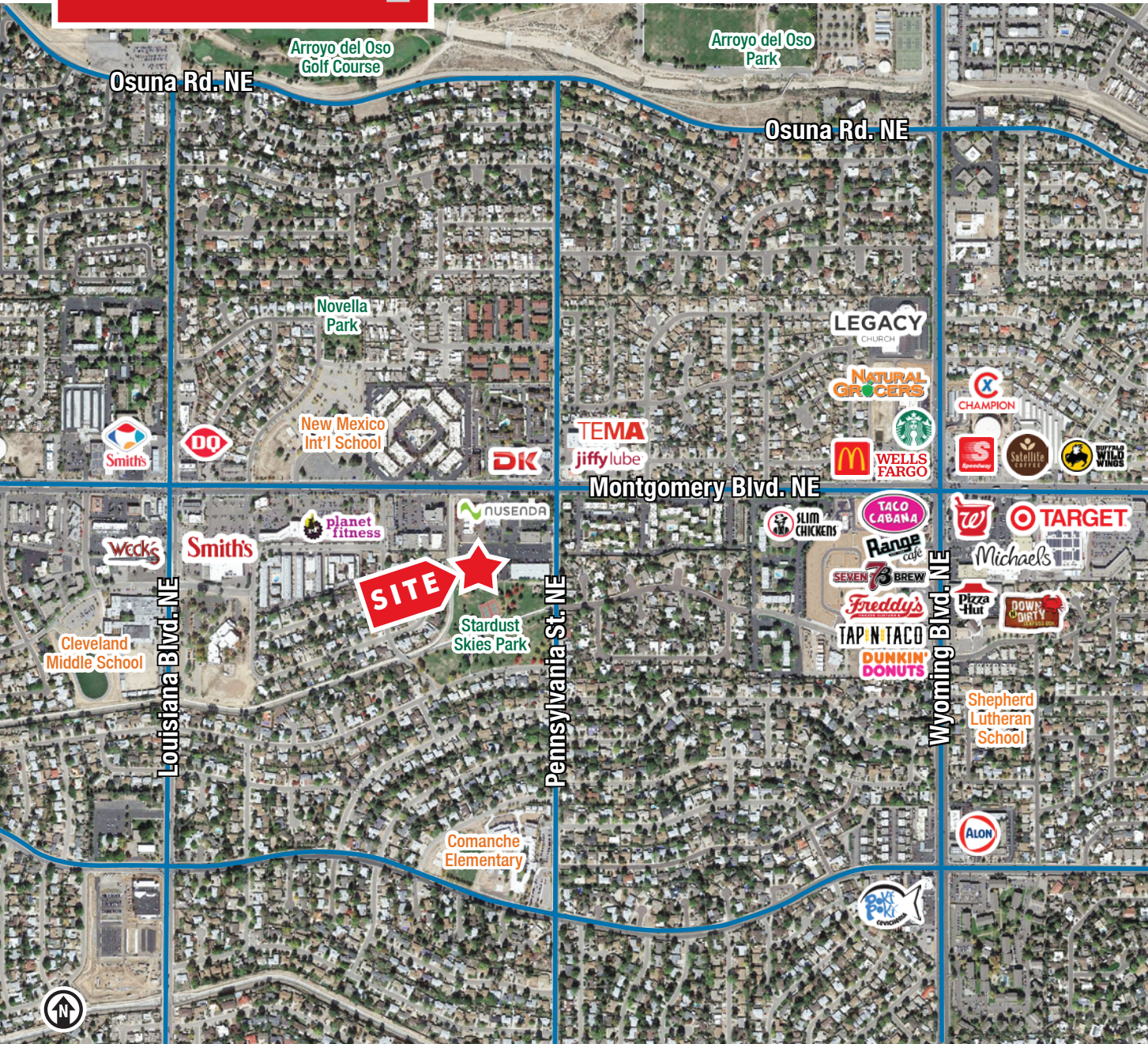
LOCATION

SWQ Montgomery Blvd. & Pennsylvania St. NE

Take a Virtual Tour

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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



NAI SunVista

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GROUND LEVEL



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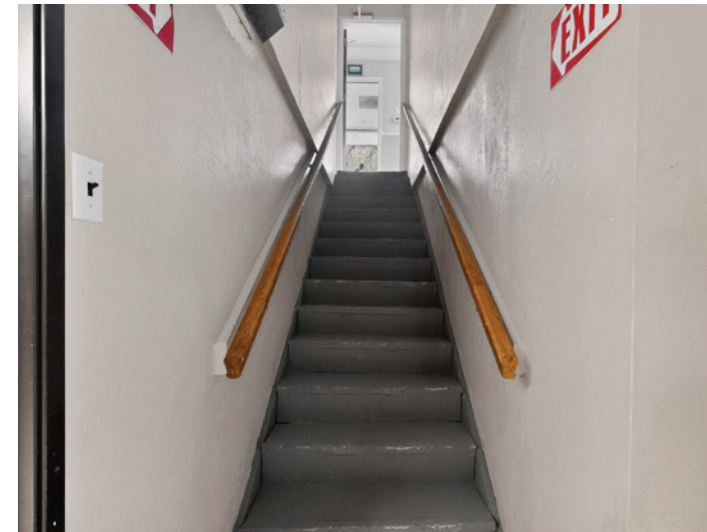
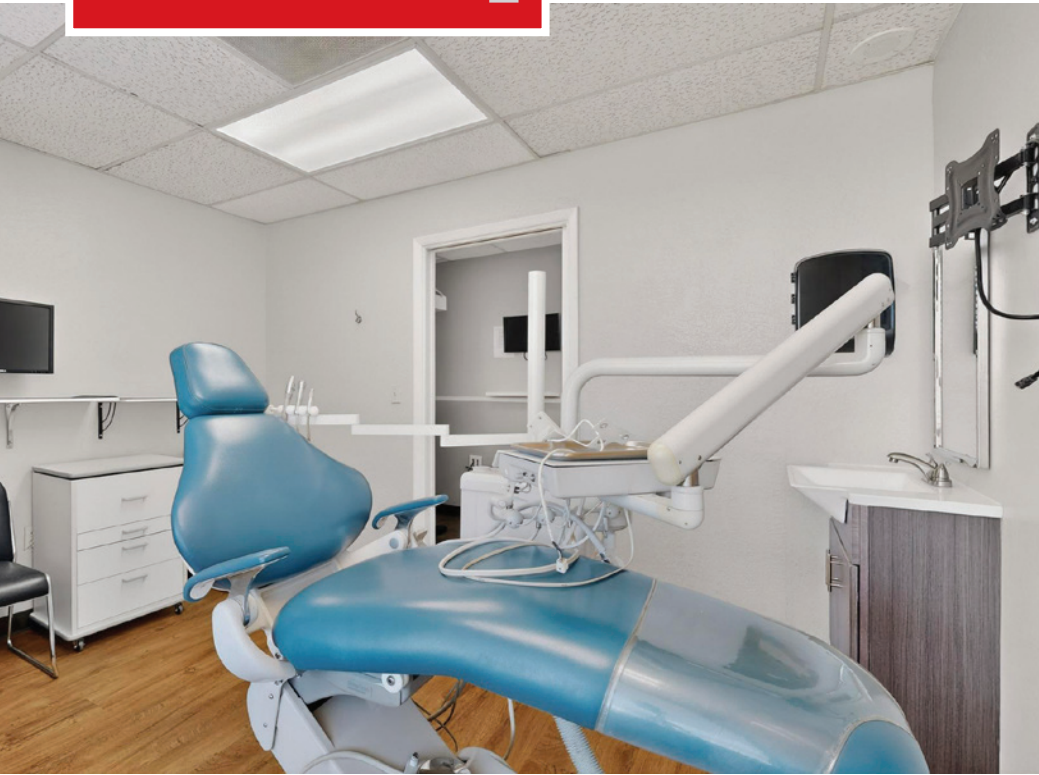
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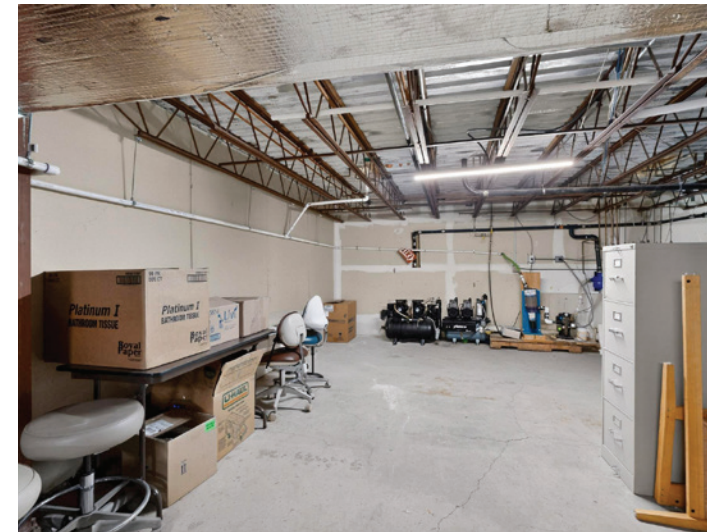
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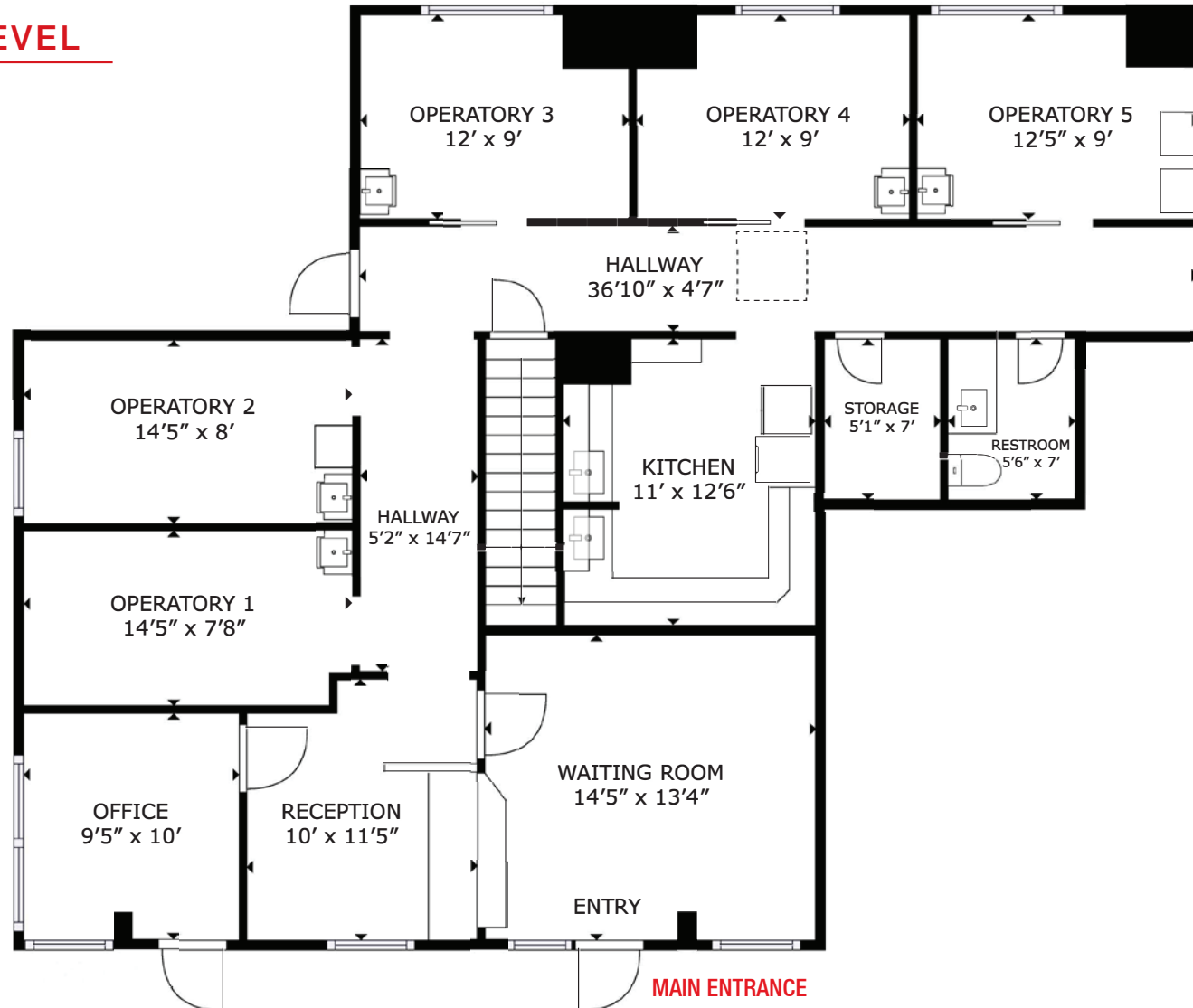
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FLOOR PLAN

GROUND LEVEL

±1,645 SF



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