

For Sale

Turn-Key Veterinary Clinic

FREESTANDING BUILDING IN BUSY GIBSON/YALE CORRIDOR



**±6,562 SF on ±0.76 Ac.
Available**

2005 Yale Blvd. SE | Albuquerque, NM 87106

John Algermissen CCIM

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Genieve Posen

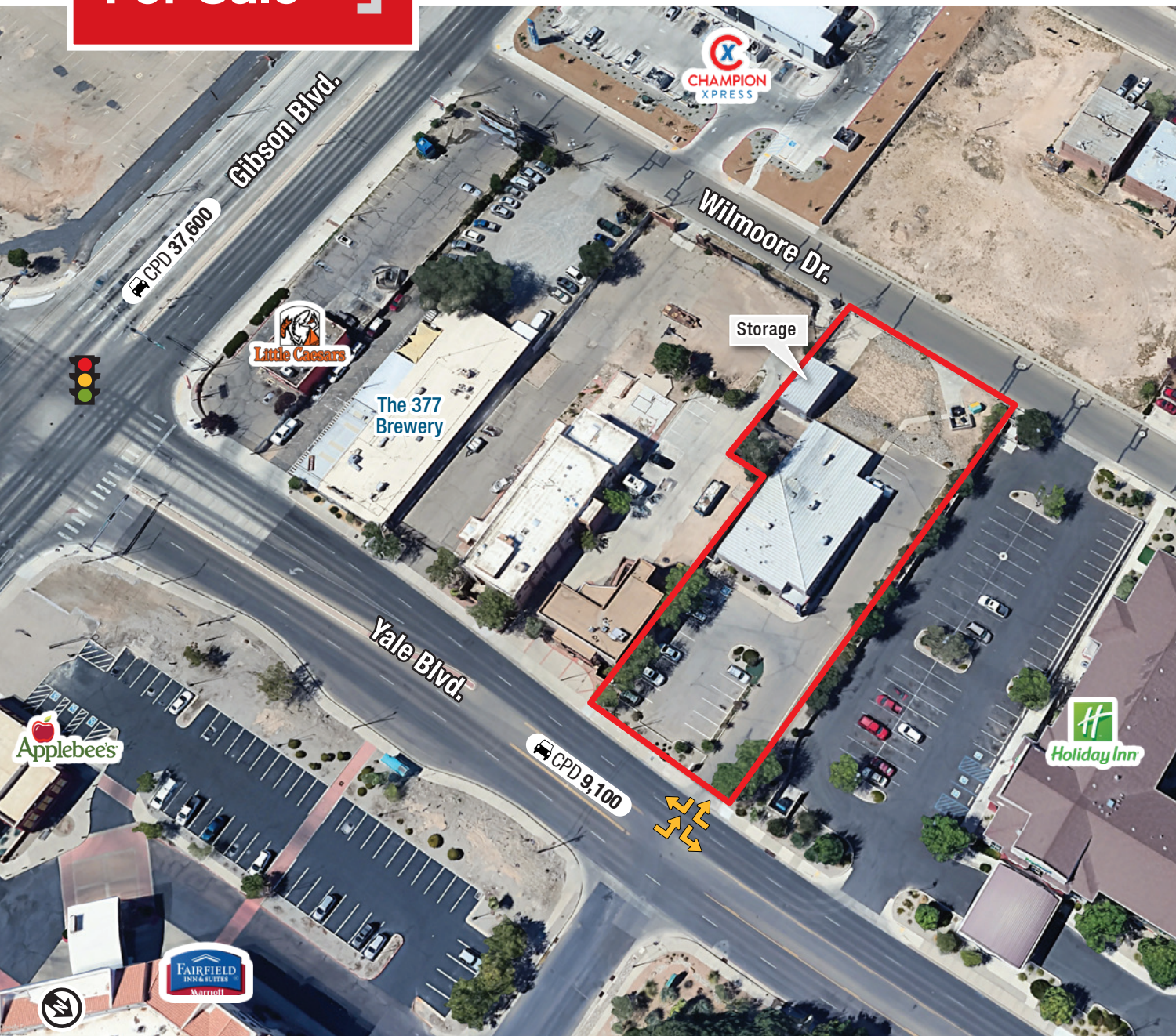
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NAI SunVista] **Got Space™**

Opening the Door to Commercial Real Estate Excellence

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2005 Yale Blvd. SE | Albuquerque, NM 87106



PROPERTY

SALE PRICE

\$1,150,000

AVAILABLE

Building: ±5,645 SF

Storage: ±971 SF

Total: ±6,562 SF

Land: ±0.76 Acres

HIGHLIGHTS

- Close proximity to I-25 and surrounding dense residential neighborhoods
- Strong visibility and easy access along Yale Blvd.
- Turn-Key vet clinic with specialized buildout in place
- Monument signage available
- Stand-alone building, modern construction
- 3 Existing exam rooms, 4 offices, surgical room, kennel with 38 spaces,
- Two-level exterior storage with its own access
- Ideal opportunity for owner-user veterinarian or expanding practice
- Opportunity for other users seeking a facility with medical infrastructure

ZONING MX-M 

NAISunVista

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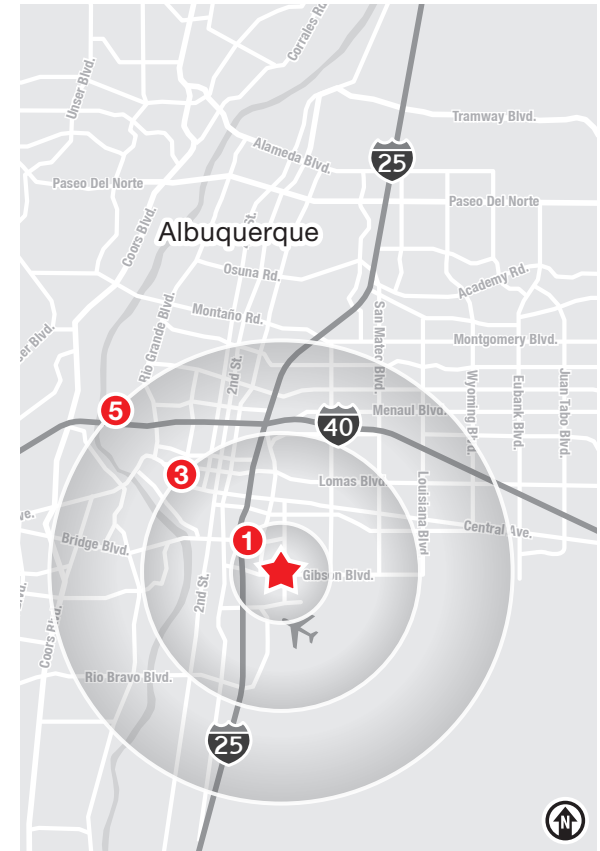
LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	9,732	71,423	188,110
Average HH Income	\$72,828	\$75,774	\$74,625
Daytime Employment	6,761	76,706	164,621

2025 Forecasted by Esri

HUB Zone [MORE INFO](#)

Opportunity Zone [MORE INFO](#)



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FLOOR PLAN

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