

For Sale or Lease



Veterinary/Medical Facility

WELL-EQUIPPED CLINIC IN ALGODONES



5 Camino Karsten | Algodones, NM 87001

NAISunVista **] Got Space™**

Opening the Door to Commercial Real Estate Excellence

**±6,016 SF on ±3.99 Ac.
Available**

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PROPERTY

AVAILABLE

Building: ±6,016 SF
Land: ±3.99 Acres

SALE PRICE

\$2,750,000

LEASE RATE

\$32.00/SF + NNN

HIGHLIGHTS

- Turn-key veterinary clinic
- Several exam rooms
- X-ray room with lead walls
- Surgical rooms
- Kennel rooms
- Infrastructure for oxygen
- Washer/dryer hook ups
- Roof replaced partially in 2021 and 2024
- New septic and drain field constructed in 2023

ZONING RC

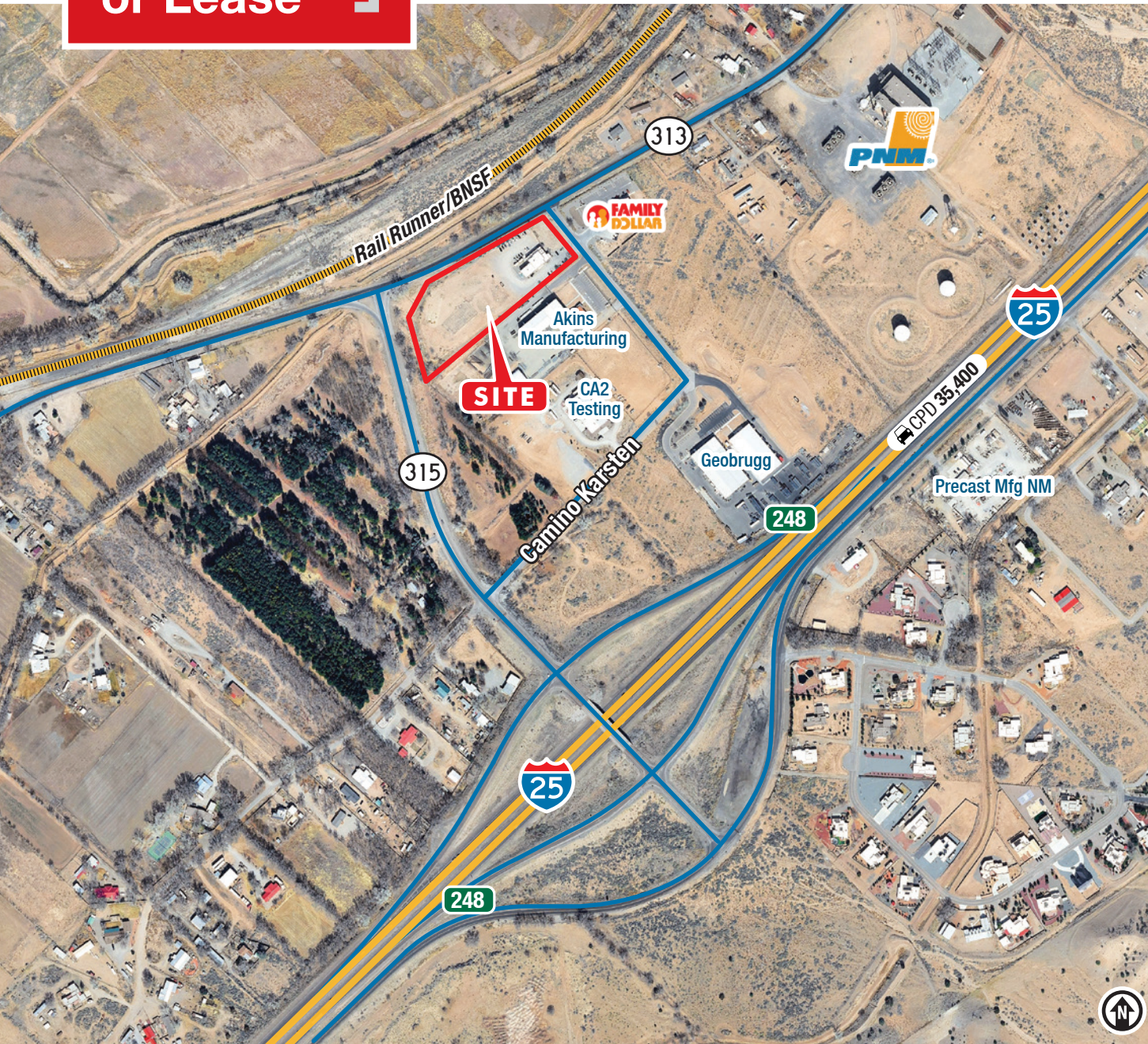
LOCATION

NWQ I-25 & NM Hwy. 315



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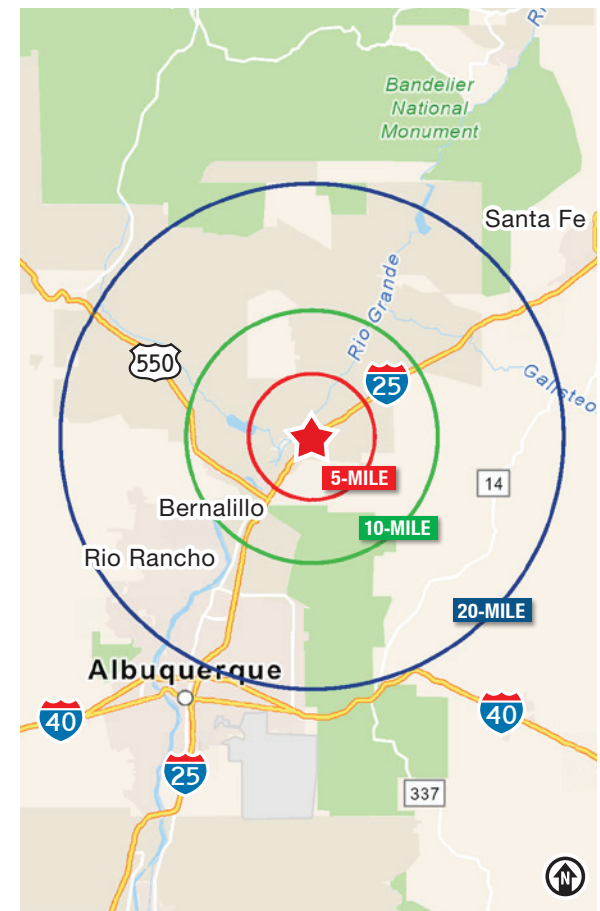


LOCATION

Demographics	5 Mile	10 Mile	20 Mile
Total Population	6,893	41,590	423,355
Average HH Income	\$118,705	\$116,828	\$114,193
Daytime Employment	1,371	9,632	174,902

2025 Forecasted by Esri

HUB Zone



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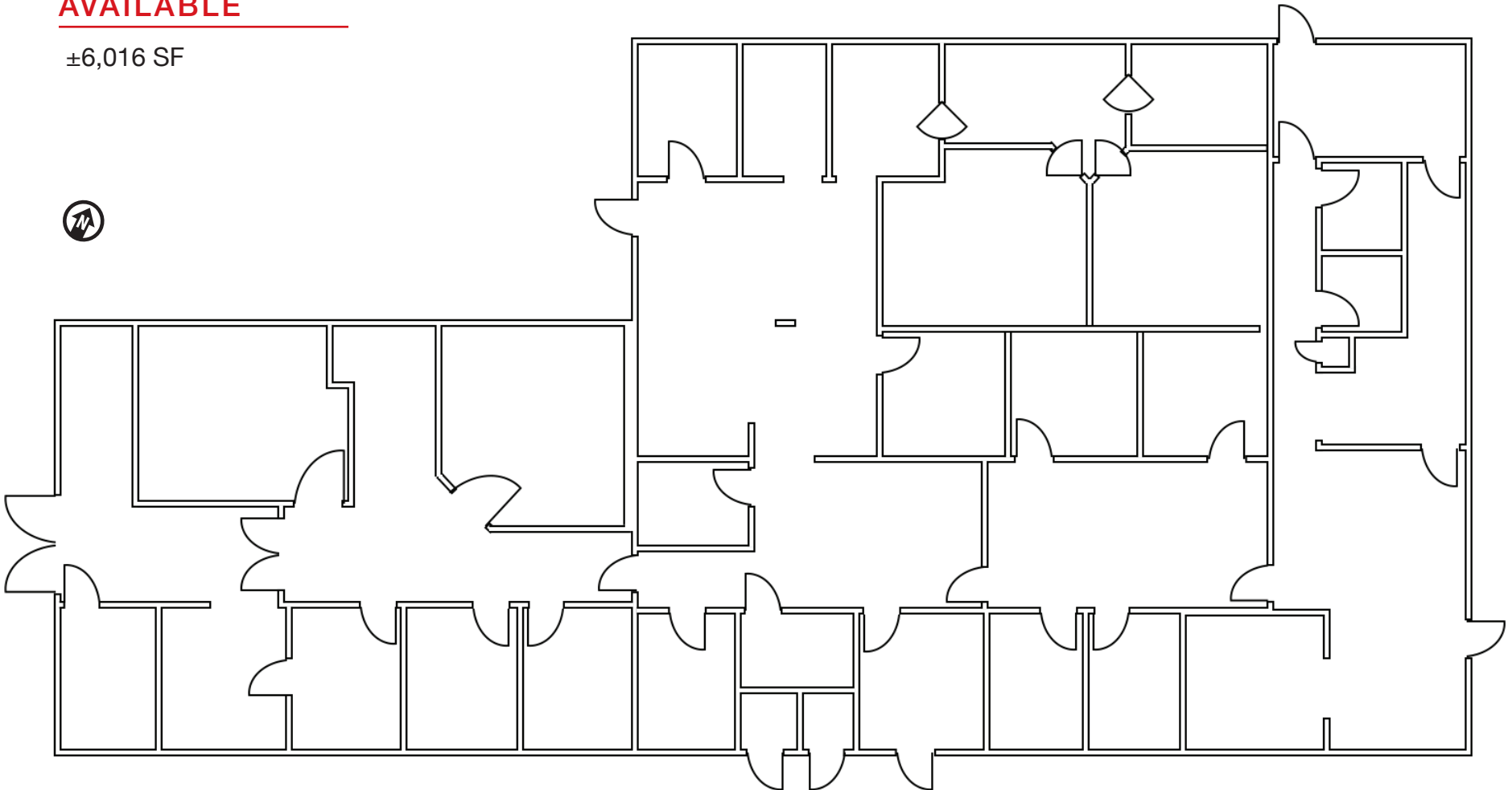
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FLOOR PLAN

AVAILABLE

±6,016 SF



1

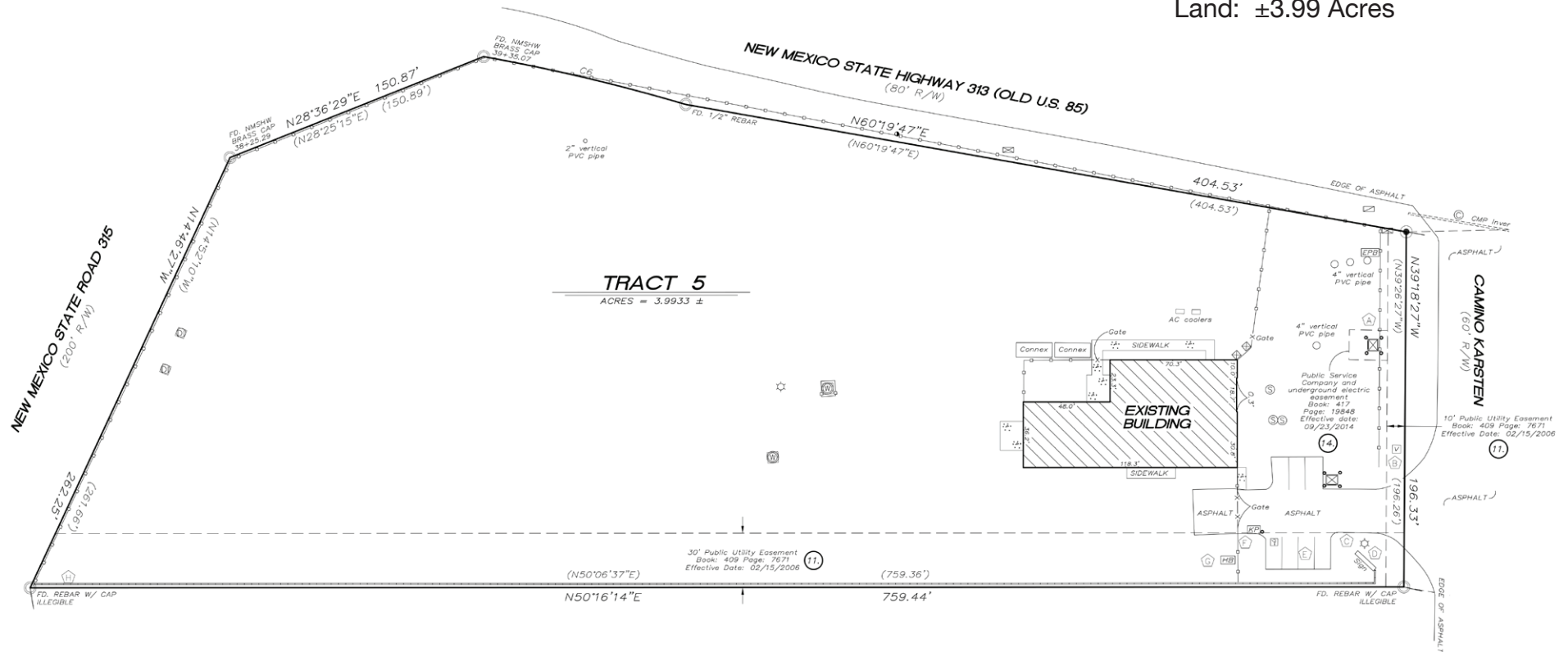
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SITE SURVEY

AVAILABLE

Building: ±6,016 SF

Land: ±3.99 Acres



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