



100 Gold Avenue SW | Albuquerque, NM 87102  
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## **Live/Work Units: Floor 2**

Unfinished Units: Low \$200,000 - Low \$300,000

Finished Units: Low \$300,000 - Low \$400,000

depending on unit location and finish selection

## **Office Lofts – Sale**

12.5 ceiling height from concrete floor to metal decking.

Approximately 1040-1500 SF range.

## **Basic unfinished unit consists of the following:**

Grey unsealed concrete flooring.

Stub-outs for plumbing waste lines (supply lines supplied by unit owner).

Utility closet, which includes heat and AC, 125 amp service, gas meter, and points of entry to the unit for natural gas and water supply (distribution system for above installed by unit owner).

One secure parking space per unit in adjacent city-owned garage; additional parking available in public area of garage (currently under \$40.00/month, paid directly to the city).

Points of entry to the unit for telephone/data and cable television located in closet adjacent to elevator (distribution system for above installed by unit owner).

Unit separation walls supplied by purchaser.

Association Fees: estimated \$250.00/unit/month.

Approximately 54sf balcony for each unit.