

**CALL FOR MORE INFORMATION**



**AVAILABLE SPACE**

SOLD

**PROPERTY HIGHLIGHTS**

- NR-C Zoning
- Gated Yard
- Imp Storage Shed on site
- 8'x10' roof
- Two Story Office
- Renovated in 2018

**TRAFFIC COUNT**

Quincy Street 4,471 VPD  
Cutler Avenue 2,259 VPD  
(SitesUS.com)

**TRAFFIC GENERATORS**



**PROPERTY HOT SPOTS**



23,484  
POPULATION  
1 MILE RADIUS



POPULATION  
RADIUS



\$600,000  
2021 AVERAGE  
3 MILE RADIUS

16,110 VPD  
CUTLER AVE

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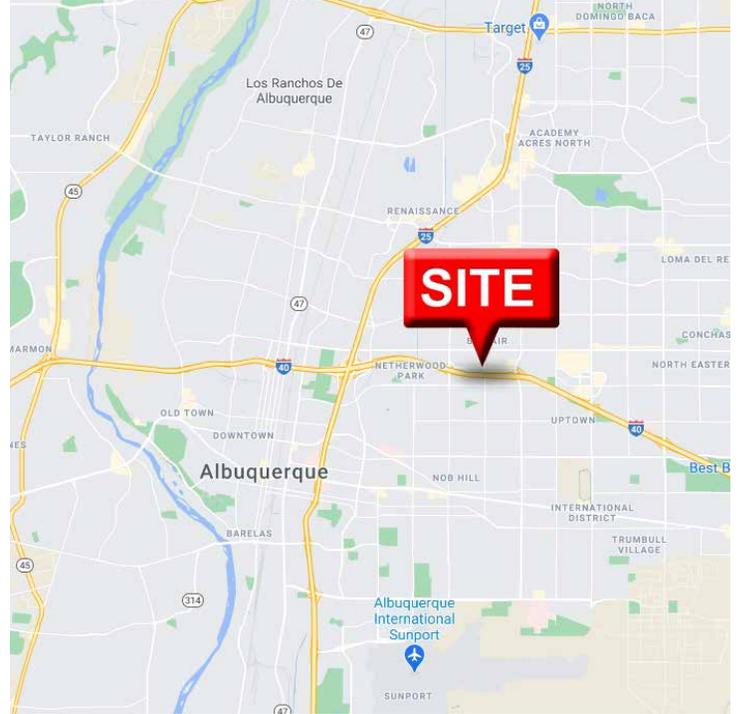
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# Office Warehouse with Secured Yard

NWC OF QUINCY & CUTLER  
2421 QUINCY ST NE  
ALBUQUERQUE, NM 87110



## PROPERTY OVERVIEW

Sale Price:	SOLD
Building Size:	3,692
Lot Size:	0.17 Acres
Zoning:	NR-C
Submarket:	Midtown
Ceiling Height:	10'
Roof Type:	Tar & Gravel
HVAC Type:	Forced Air

## PROPERTY OVERVIEW

2421 Quincy is a 3,692 SF office/warehouse with a secured & gated yard. The property features a two story, 2,700 SF office area and a roughly 1,000 SF warehouse area. This property sits on 0.17 Acres of NR-C (Non-Residential Commercial). This type of land is less restrictive than many commercial uses and allows for a variety of industrial and commercial applications. This property has 5 private offices, open work areas, kitchenette, 4 restrooms, and reception in the office portion. The warehouse has a clear height of 10' and a 8'x10' rollup door and is attached to the property. The property also included a roughly 1,000 SF improved shed area for storage.

## LOCATION OVERVIEW

2421 Quincy is located in Albuquerque's Midtown, just 1 minute away from the intersection of San Mateo and I-40. Being so close to the freeway, the property is practically 15 minutes drive time to everywhere in the city proper. the property is located in a predominantly industrial zoned but is nearby food and other services.

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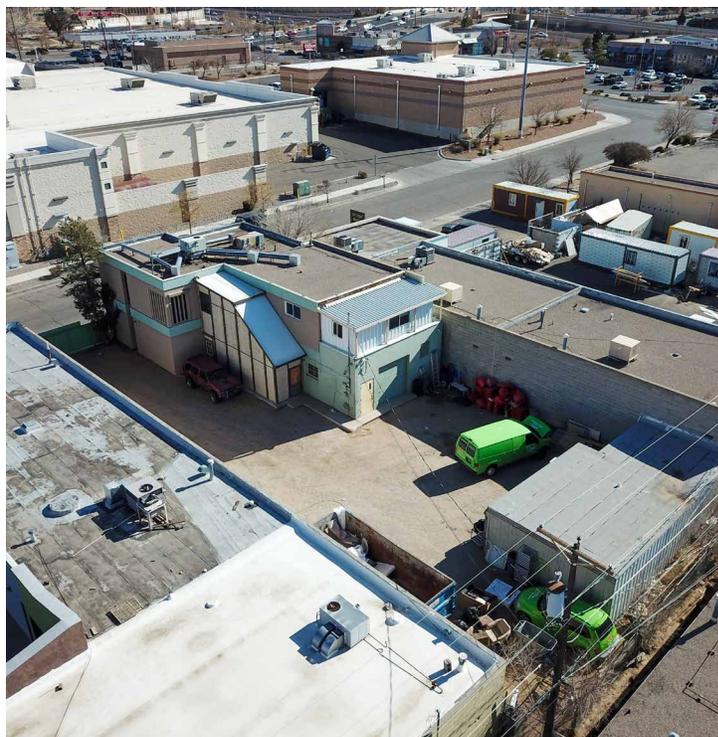
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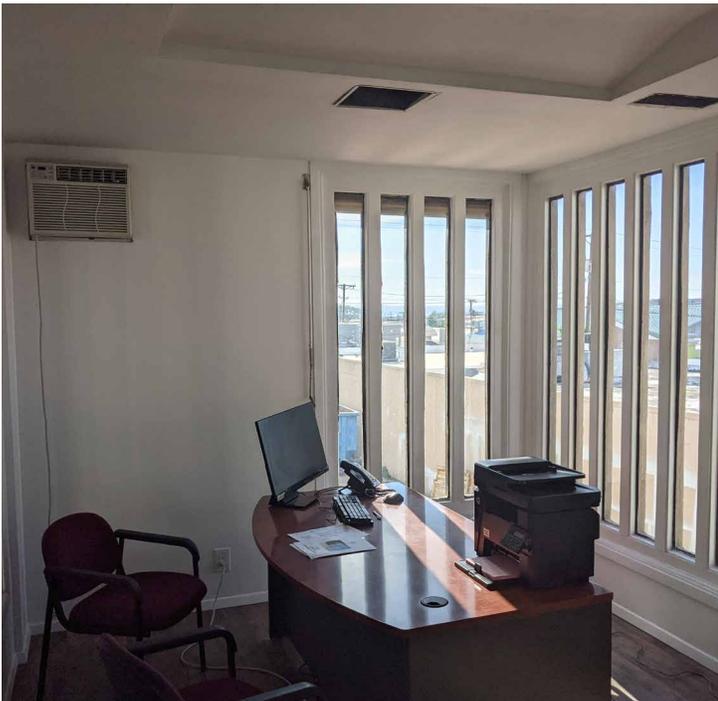


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## Interior Photos



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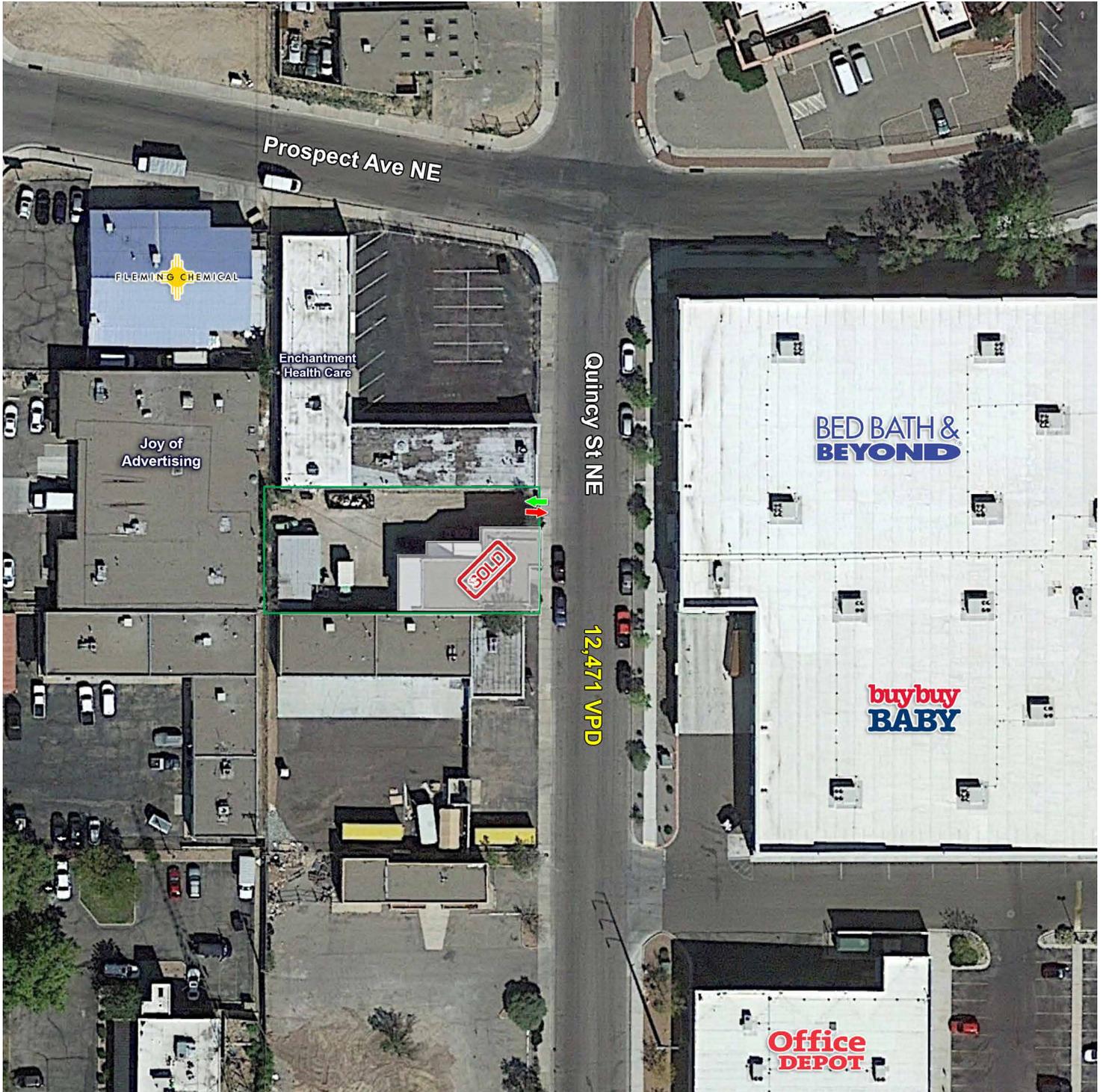


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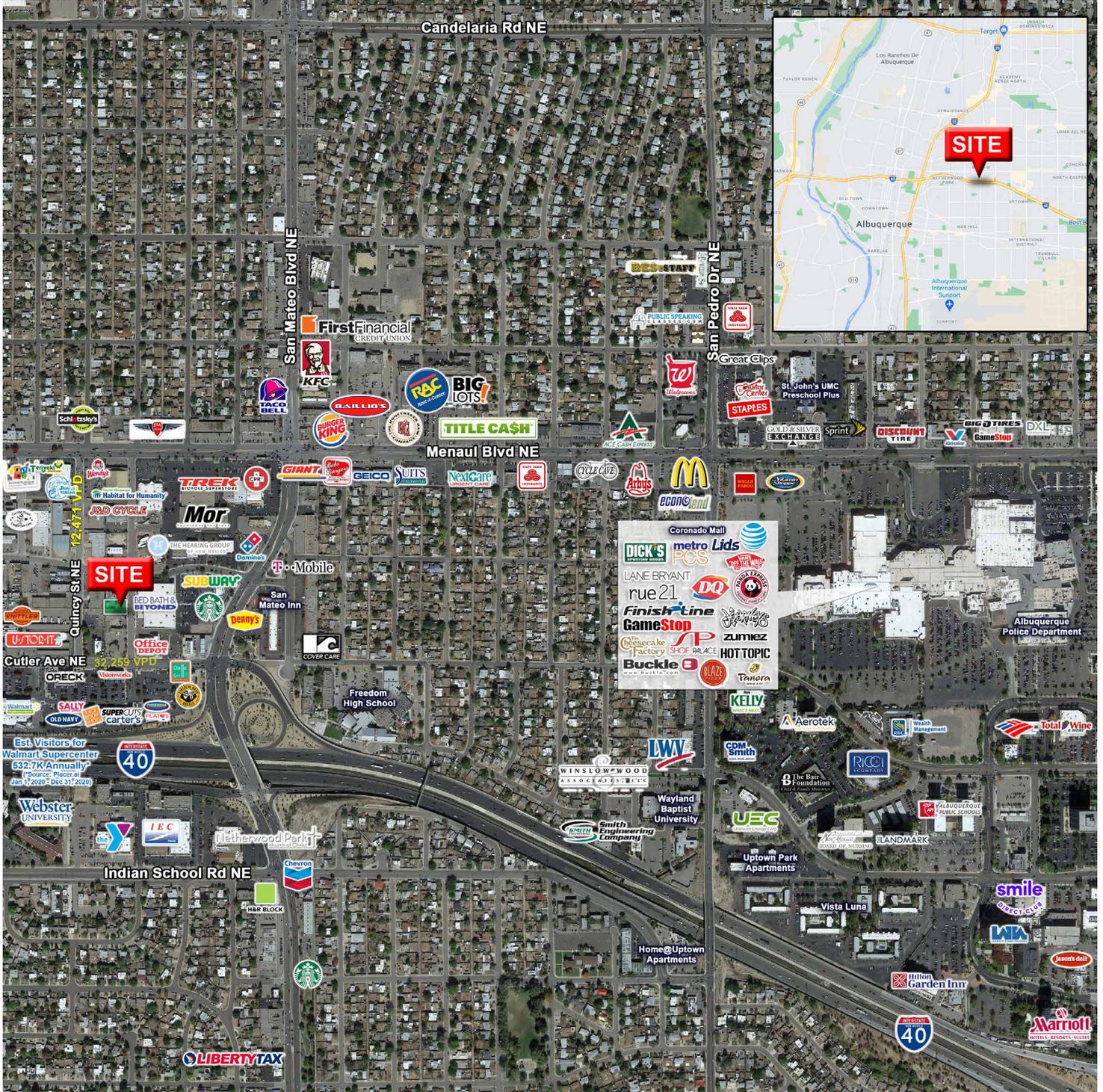
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