SWQ 3RD ST & MOUNTAIN RD NW 0

1010 3RD ST. NW

1010 3rd St NW, Albuquerque, NM 87102



FOR SALE

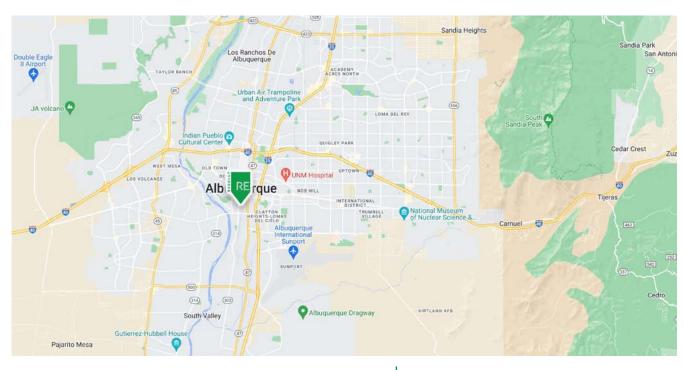
AVAILABLE SPACE 9,940 SF

PRICE \$699,000 **Billy Lehmann** blehmann@resolutre.com 505.337.0777



PROPERTY HIGHLIGHTS

- 10,000+/- SF Industrial
- 3-phase high amperage power
- · Loading dock
- Alley access
- Gated and covered parking/storage areas
- MX-M Zoning (ie. Live/Work, Cannabis, Automotive, Storage,...)
- Downtown Opportunity Zone
- Walking Distance to Courthouses & Breweries



TSbank

AREA TRAFFIC GENERATORS











Billy Lehmann

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DEMOGRAPHIC SNAPSHOT 2023



88,886 POPULATION3-MILE RADIUS



\$72,204.00 AVG HH INCOME3-MILE RADIUS



101,385

DAYTIME POPULATION

3-MILE RADIUS



TRAFFIC COUNTS

3rd St: 1,871 VPD

(Costar 2021)



PROPERTY OVERVIEW

9,940 square foot industrial building in downtown Albuquerque. This building is equipped with 2 electric services including 3 phase high amperage output. The building has a loading dock. Access from 3rd or alley with a gated, covered, parking area. The front of this building is open clear span floor plan, the rear half is 3 stories including the full basement currently used for storage. Opportunity for may uses.

LOCATION OVERVIEW

Rare opportunity for space in downtown Albuquerque. Walking distance from court houses and the industrial / office layout create a unique opportunity for a new owner. Industrial vacancy rates in Albuquerque today are still under 2% and the MX-M zoning allows for a large variety of uses, making this a perfect location for your next venture.

PROPERTY OVERVIEW

Price: \$699,000

Available SF: 9,940 SF

Lot Size: 0.16 AC

Zoning: MX-M







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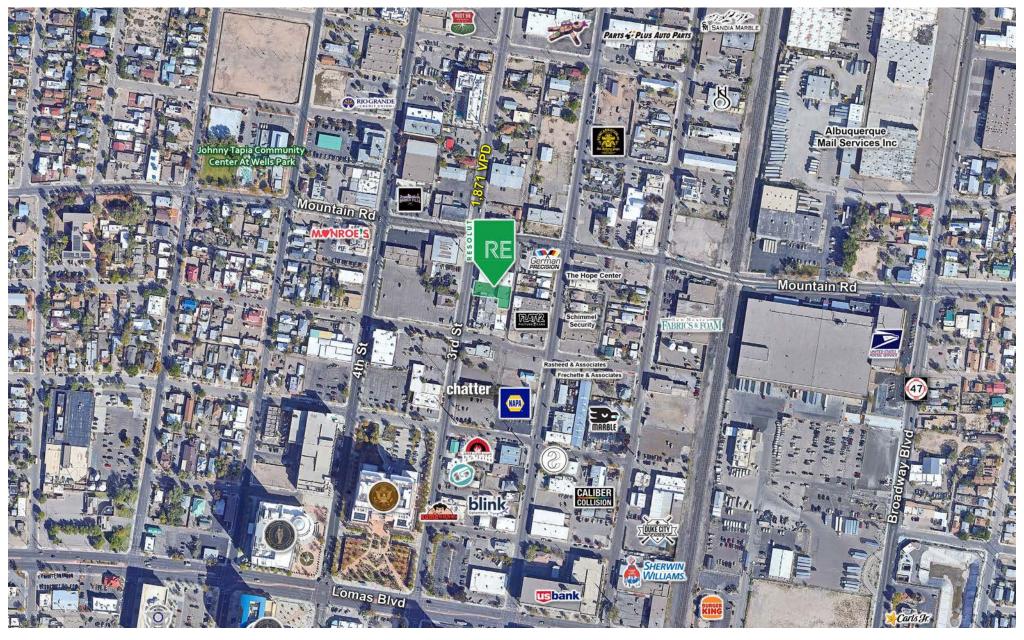




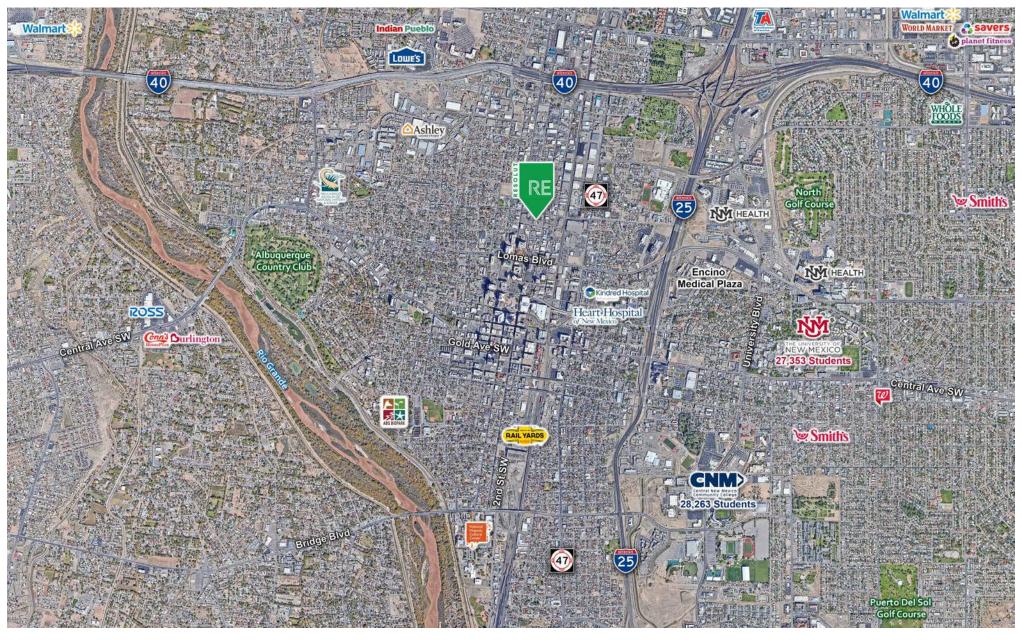












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