



**FOR SALE**

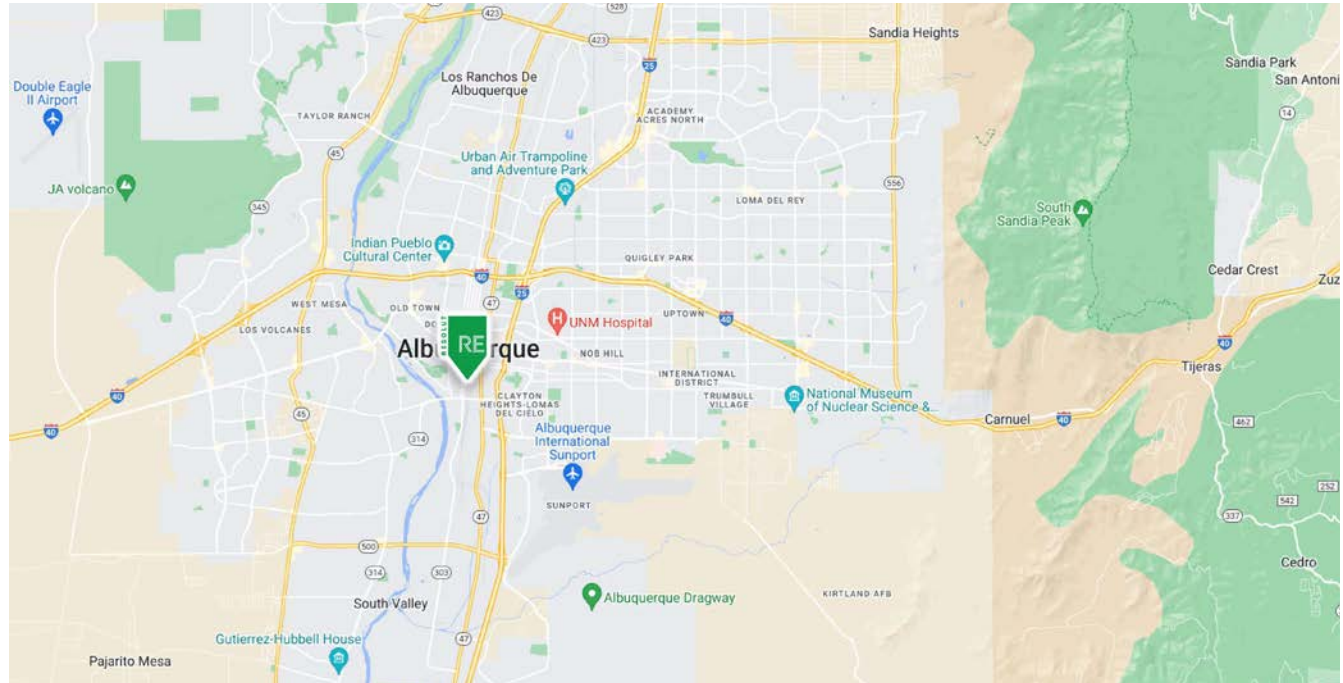
**AVAILABLE SPACE**  
9940 SF

**PRICE**  
\$699,000

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**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



**AREA TRAFFIC GENERATORS**




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**DEMOGRAPHIC SNAPSHOT 2023**

 **88,886**  
**POPULATION**  
3-MILE RADIUS

 **\$72,204.00**  
**AVG HH INCOME**  
3-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 many 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



