



# WYOMING SHOP WITH YARD

WYOMING AND COPPER

333 Wyoming NE, Albuquerque, NM 87108



**FOR SALE**

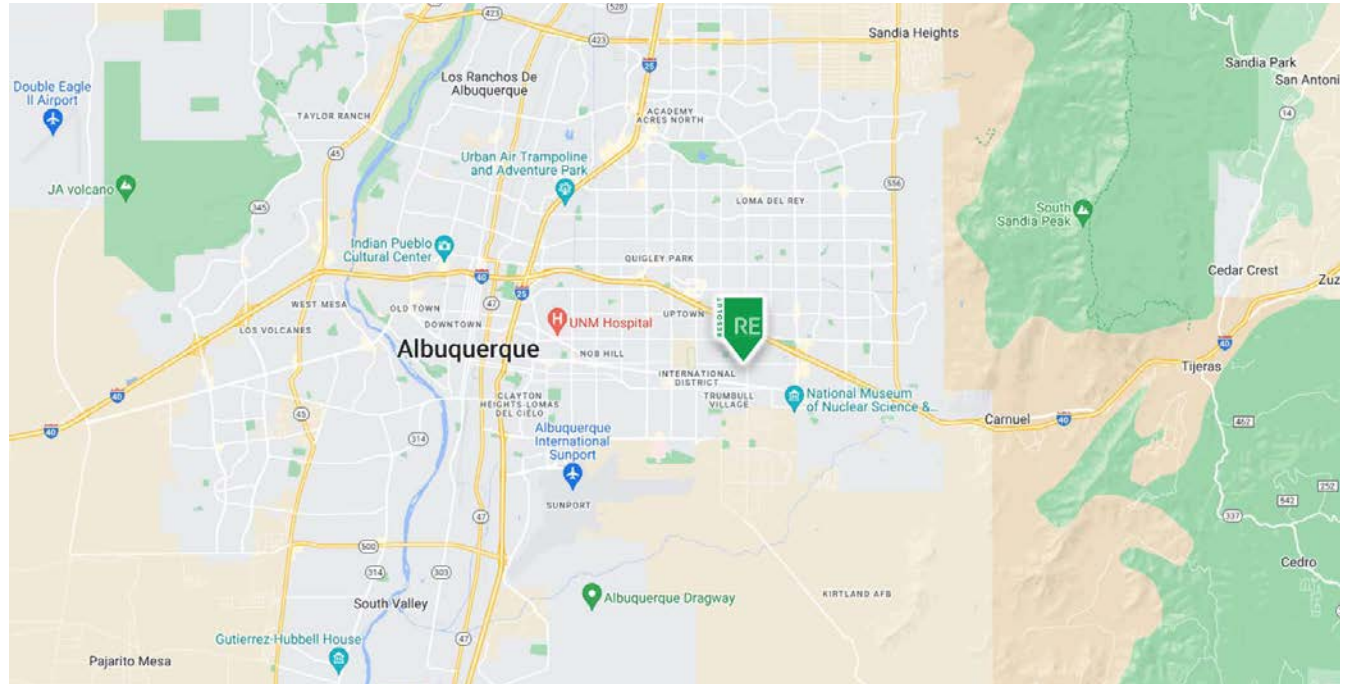
**AVAILABLE SPACE**  
5,155 SF

**PRICE**  
\$745,000

**Billy Lehmann**  
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**PROPERTY HIGHLIGHTS**

- 14 ft clear height
- 3 roll up doors
- Fenced yard
- 3 phase power
- Current tenant in part of the building
- 100ft frontage on Wyoming Blvd



**AREA TRAFFIC GENERATORS**



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**DEMOGRAPHIC SNAPSHOT 2024**



**127,904**  
**POPULATION**  
3-MILE RADIUS



**\$80,673.00**  
**AVG HH INCOME**  
3-MILE RADIUS



**101,626**  
**DAYTIME POPULATION**  
3-MILE RADIUS



**TRAFFIC COUNTS**  
Wyoming Blvd: 26,766 VPD  
(Sites USA 2024)

**PROPERTY OVERVIEW**

Industrial/Retail shop with a fenced yard for sale. This property includes ample industrial space with the added security and utility of a fenced yard, making it ideal for businesses requiring outdoor storage or secure loading areas. 14 ft clear height and 3 phase power provides a great opportunity for your business. This 5,155 square ft building has a current tenant leasing 2,000 square ft creating in place income with 4.5 years remaining on the lease.

**LOCATION OVERVIEW**

The Wyoming and Copper area in Albuquerque is a bustling commercial retail zone with a mix of established businesses and shopping centers. This area benefits from high visibility and traffic flow due to its central location and proximity to residential neighborhoods. Retailers in this region enjoy access to a diverse customer base, ample parking, and convenient public transportation options. The commercial landscape here features a variety of stores, restaurants, and service-oriented businesses, making it a vibrant spot for both shoppers and business owners.



**PROPERTY OVERVIEW**

Price:	\$745,000
Available SF:	5,155 SF
Lot Size:	0.3 AC
Zoning:	MX-M





