

## DOWNTOWN WAREHOUSE WITH YARD

3RD ST NW AND MOUNTAIN RD NW  
1100 3rd Street Northwest Albuquerque, NM 87102



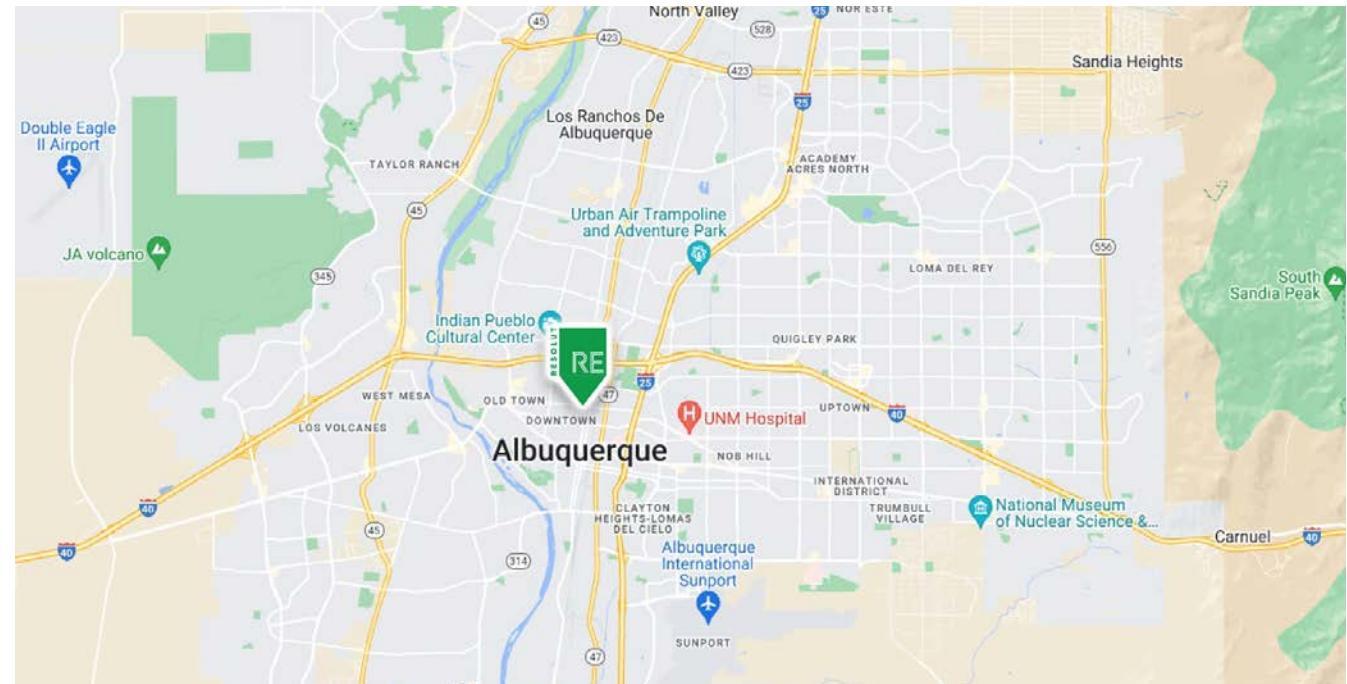
**SOLD**

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### PROPERTY HIGHLIGHTS

- Approximately 4,000 SF
- Fully Fenced Yard, Approximately 7,500 SF
- 13.5' Ceiling Height
- (1) 10'x10' Grade Level Overhead Door
- MX-M Zoning
- Single Phase Power



### AREA TRAFFIC GENERATORS



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### DEMOGRAPHIC SNAPSHOT 2024



94,328  
POPULATION  
3-MILE RADIUS



\$85,216.00  
AVG HH INCOME  
3-MILE RADIUS



115,761  
DAYTIME POPULATION  
3-MILE RADIUS



TRAFFIC COUNTS  
Mountain Rd NW: 4,194 VPD  
3rd St NW: 4,434 VPD  
(Sites USA 2024)

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### PROPERTY OVERVIEW

Downtown area warehouse available for lease with a fully fenced yard. Building is approximately 4,000 SF and yard space is approximately 7,500 SF. One grade level door and 13.5 FT ceiling height.

### PROPERTY HIGHLIGHTS

Sale Price:	SOLD
Zoning:	MX-M

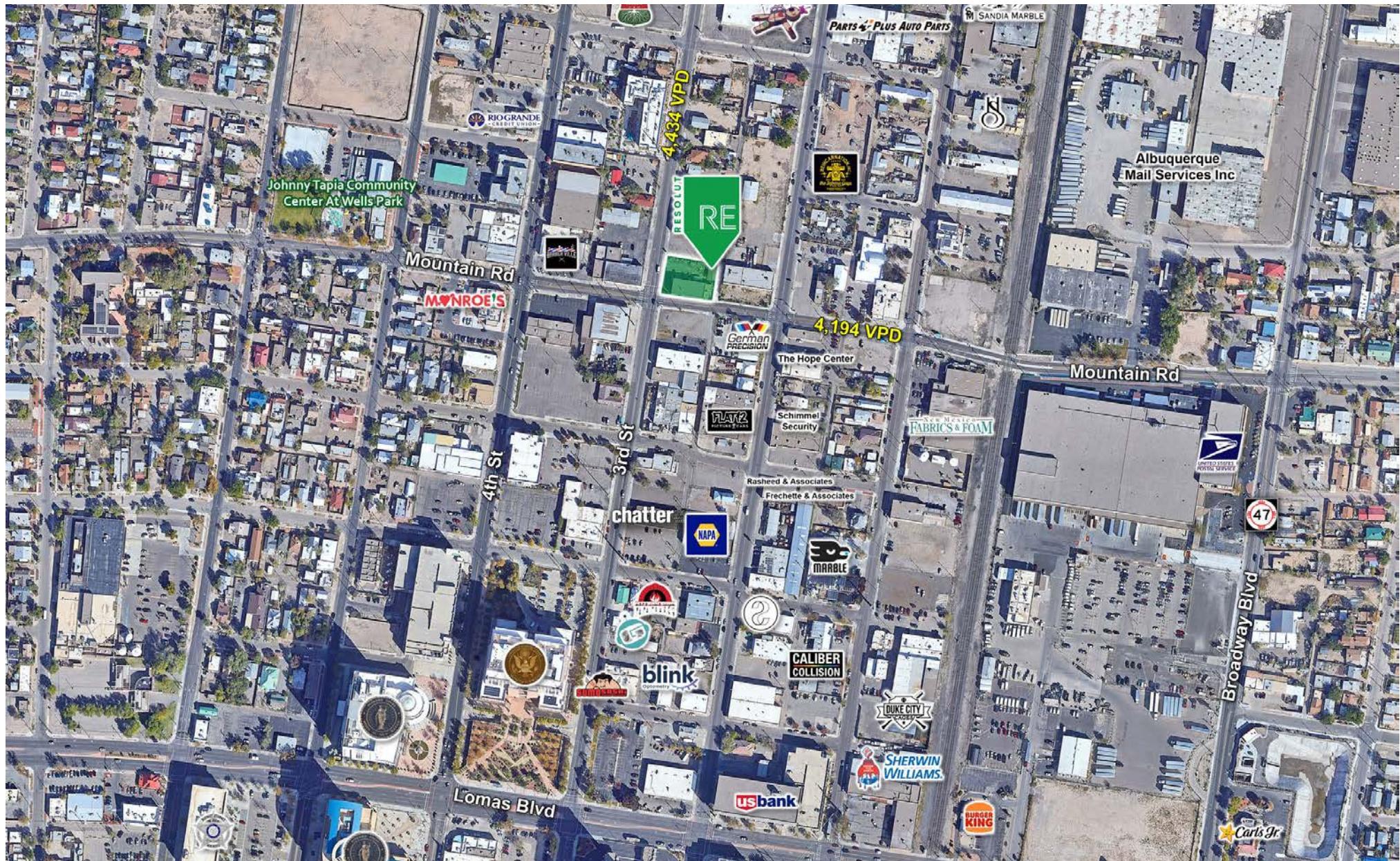


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