



# RARE NE HEIGHTS LIVE/WORK

NWQ COMANCHE RD & EUBANK BLVD  
9609 Comanche Rd NE, Albuquerque, NM 87111



**FOR  
SALE**

**AVAILABLE SPACE**  
3,257 SF

**PRICE**  
\$390,000

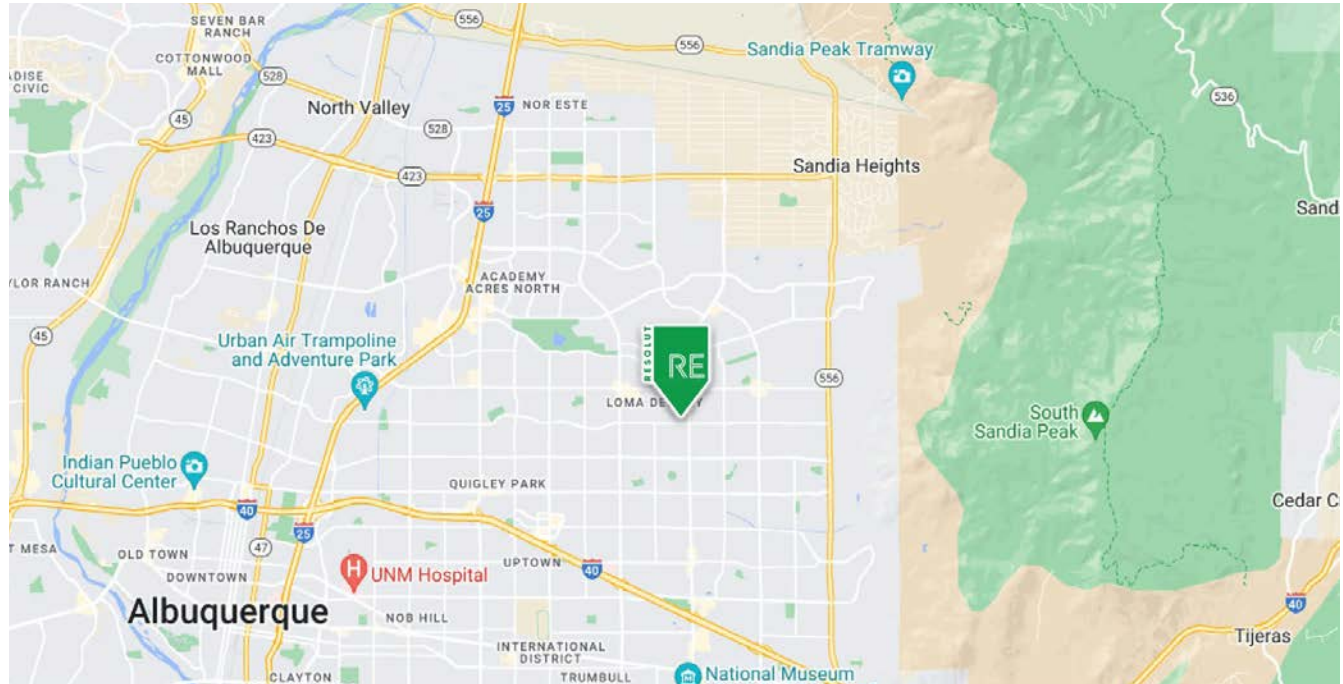
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**PROPERTY HIGHLIGHTS**

- Great opportunity for a combined office space and residence or house-hack to offset mortgage costs
- Desirable location in the NE Heights with great demos and within a suburban market
- The layout allows for separate, private entrances if needed and can allow for multiple office tenants
- Excellent Sandia Mountain views from the second story office space



**AREA TRAFFIC GENERATORS**




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**DEMOGRAPHIC SNAPSHOT 2023**

 **17,896**  
**POPULATION**  
3-MILE RADIUS

 **\$110,460.00**  
**AVG HH INCOME**  
3-MILE RADIUS

 **5,273**  
**DAYTIME POPULATION**  
3-MILE RADIUS

 **TRAFFIC COUNTS**  
TX-130 North: 22,744 VPD  
TX-130 South: 22,800 VPD  
(Costar 2023)

**PROPERTY OVERVIEW**

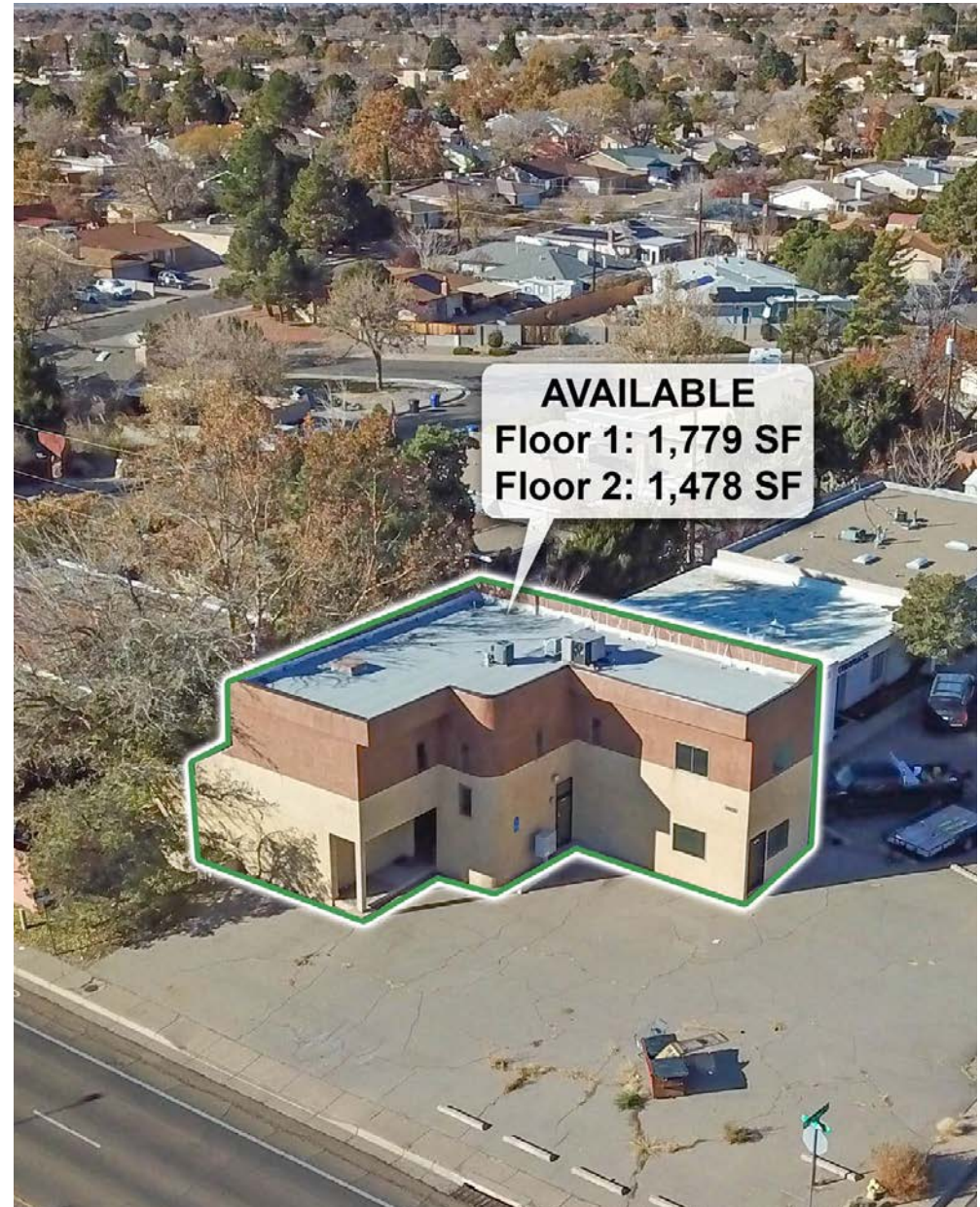
9609 Comanche is a designed live-work property that features a first story office, private offices upstairs and an apartment, all ideally located in the NE Heights. This building is perfect for an entrepreneur who wants to put a new spin on Work From Home by combining the two in the same property, or a house-hacker looking to live upstairs and have a commercial office tenant or two help offset the mortgage payment. The building is configured with an exterior locking door to the stairwell and a separate private entrance to the first floor office for an easy multiple tenant layout if desired.

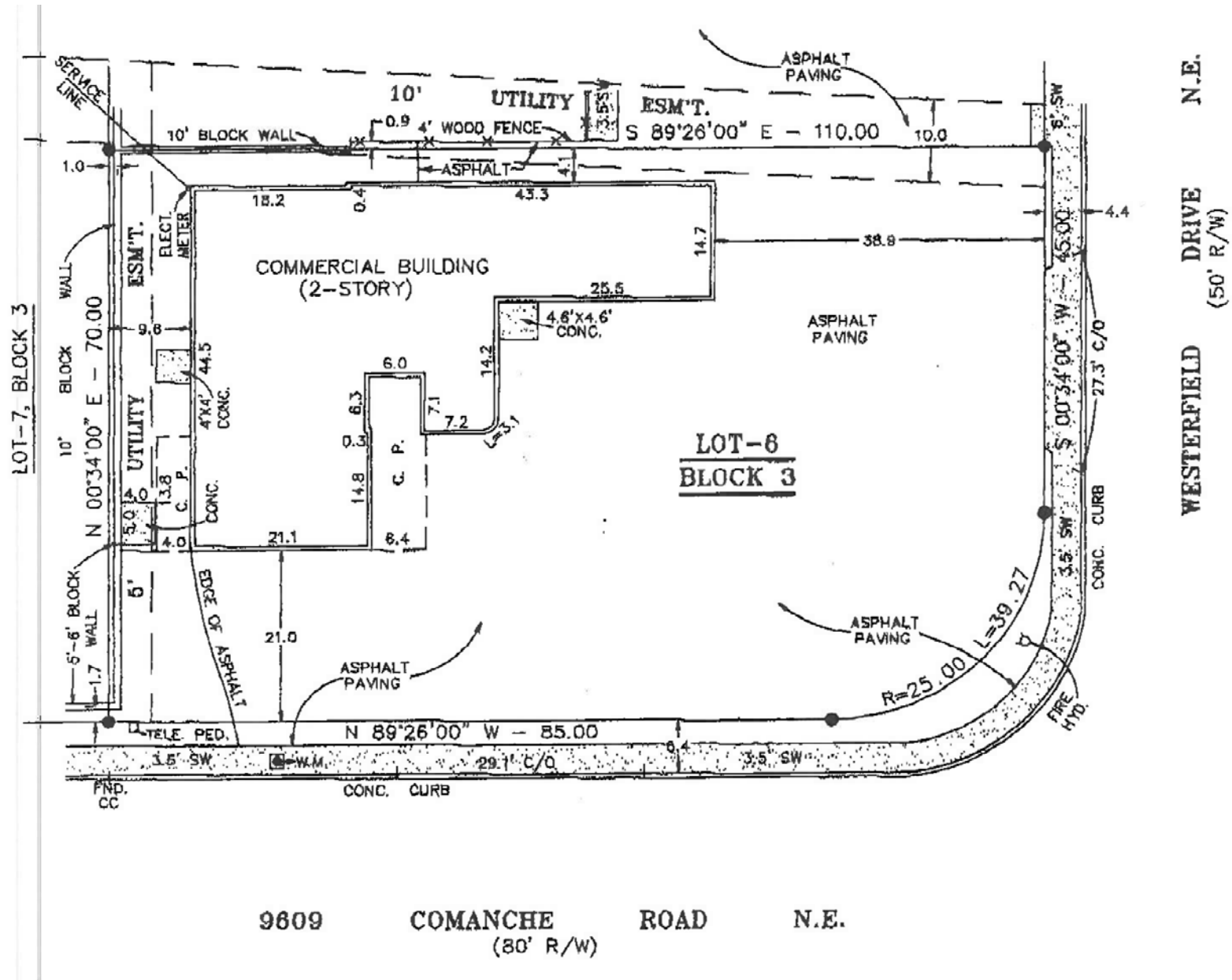
**LOCATION OVERVIEW**

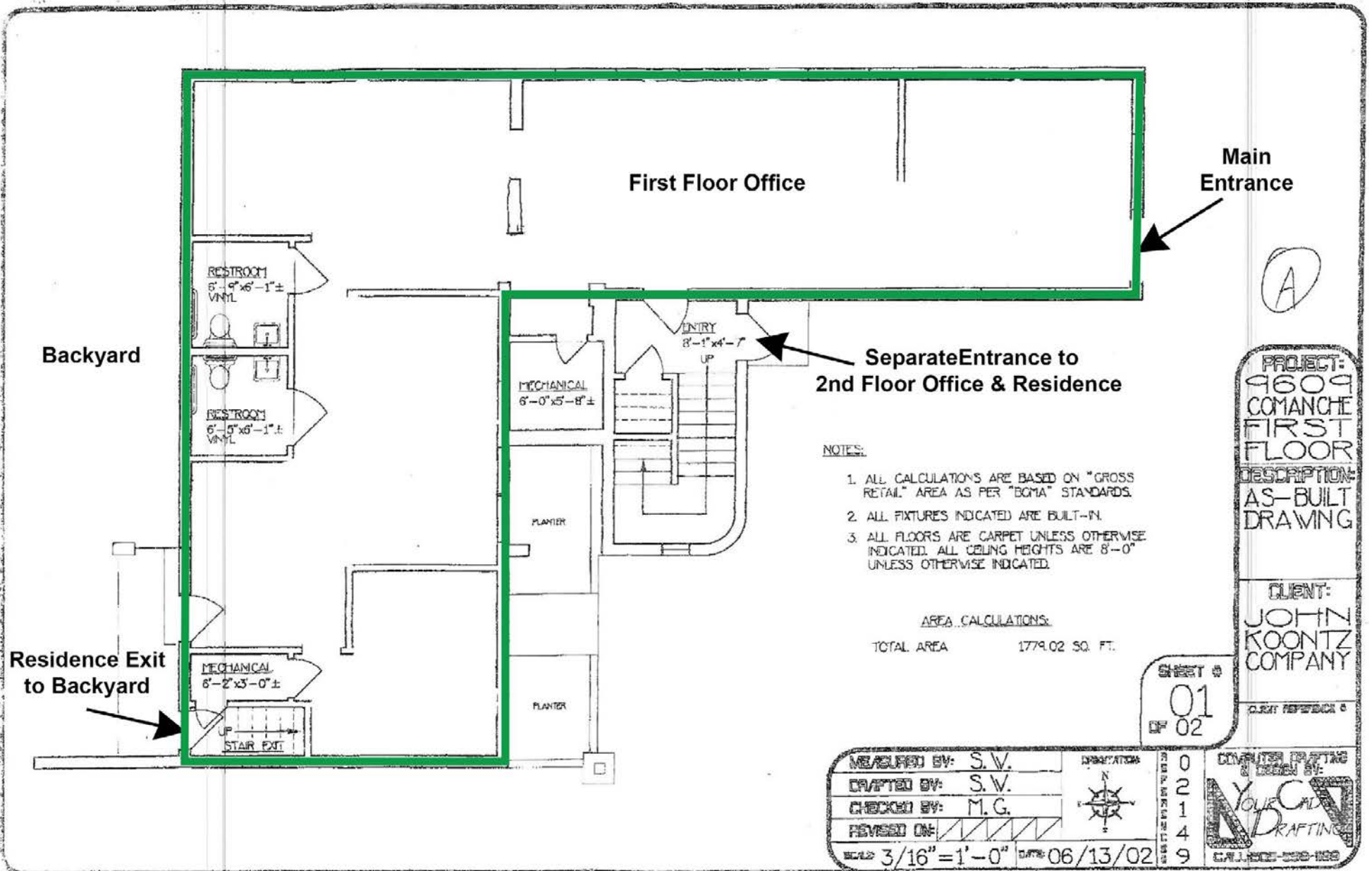
The property is located near the intersection of Comanche Rd and Eubank Blvd as a freestanding building right on the corner for great commercial visibility and faces east for a great view of the Sandia Mountains. The building is set to the back corner of the lot, allowing for a number of parking configurations and has curb cuts on both roads for easy access. There are multiple office/medical tenants surrounding, including an eye doctor and chiropractor, along with residential properties to the west.

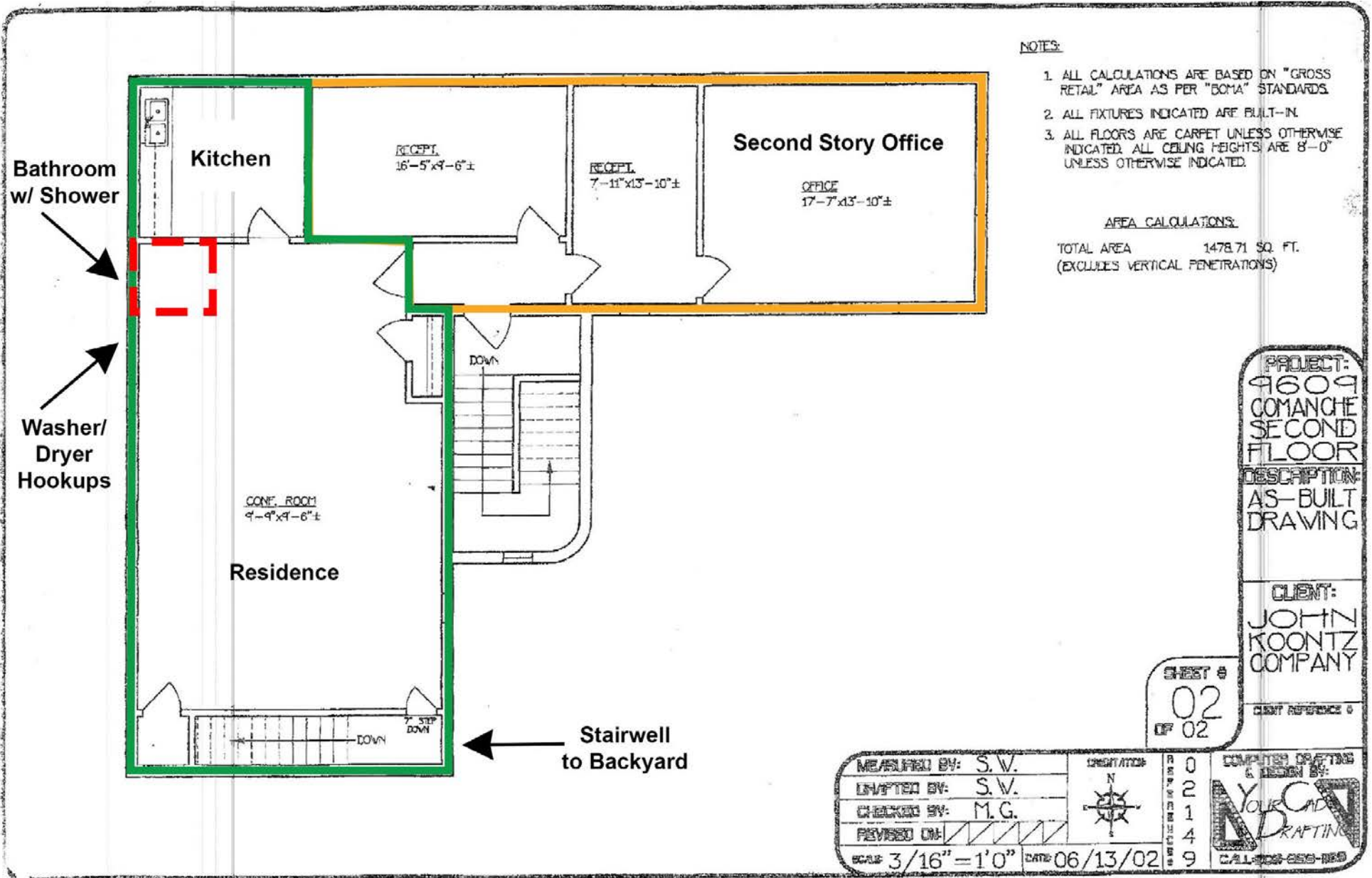
**PROPERTY OVERVIEW**

Price:	\$390,000
Available SF:	Floor 1: 1,779 SF Floor 2: 1,478 SF
Lot Size:	0.17 AC
Zoning:	MX-T
Submarket:	NE Heights









**NOTES:**

- 1. ALL CALCULATIONS ARE BASED ON "GROSS RETAIL" AREA AS PER "BOMA" STANDARDS.
- 2. ALL FIXTURES INDICATED ARE BUILT-IN.
- 3. ALL FLOORS ARE CARPET UNLESS OTHERWISE INDICATED. ALL CEILING HEIGHTS ARE 8'-0" UNLESS OTHERWISE INDICATED.

**AREA CALCULATIONS:**

TOTAL AREA 1478.71 SQ. FT.  
(EXCLUDES VERTICAL PENETRATIONS)

**PROJECT:**  
9609  
COMANCHE  
SECOND  
FLOOR  
**DESCRIPTION:**  
AS-BUILT  
DRAWING

**CLIENT:**  
JOHN  
KOONTZ  
COMPANY

**SHEET #**  
02  
**OF** 02

**CLIENT REFERENCE #**

MEASURED BY: S.V.	CREATION N  S	0	COMPUTER DRAFTING & DESIGN BY:  DRAFTING CALL 505-855-1850
DRAFTED BY: S.V.		2	
CHECKED BY: M.G.		1	
REVISED ON: / /		4	
SCALE: 3/16" = 1'0"	DATE: 06/13/02	9	

