



# RARE NE HEIGHTS LIVE/WORK

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



# SOLD

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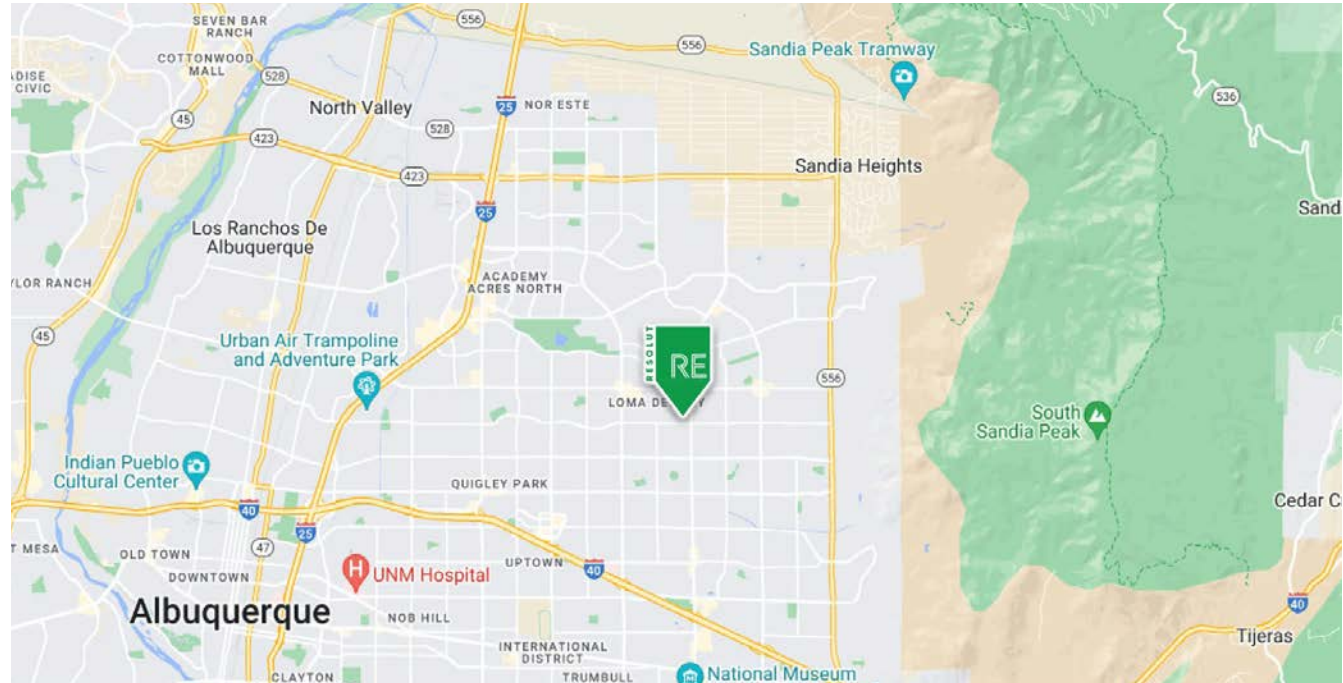
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## PROPERTY HIGHLIGHTS

- 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:	SOLD
Lot Size:	0.17 AC
Zoning:	MX-T
Submarket:	NE Heights

