

For Sale or
Lease-to-Own

7-Bay Auto Shop Near Uptown

HIDDEN GEM AUTO/INDUSTRIAL PROPERTY



1901 Alvarado Dr. NE | Albuquerque, NM 87110

NWQ San Mateo Blvd. & Constitution Ave. NE



AVAILABLE

Office: ±392 SF
Warehouse: ±2,900 SF
Total: ±3,292 SF



SALE PRICE

\$460,000 (\$139.73/SF)

LEASE-TO-OWN RATE

\$4,000/Mo.

- 7 - 10' roll-up doors
- 12' - 14' ceiling heights
- Roof replaced in 2023
- Auto shop clients included in sale
- Owner will do a REC with 5% interest + 25% down
- IDO Zoning: MX-L

NASunVista

got space™

Todd Strickland
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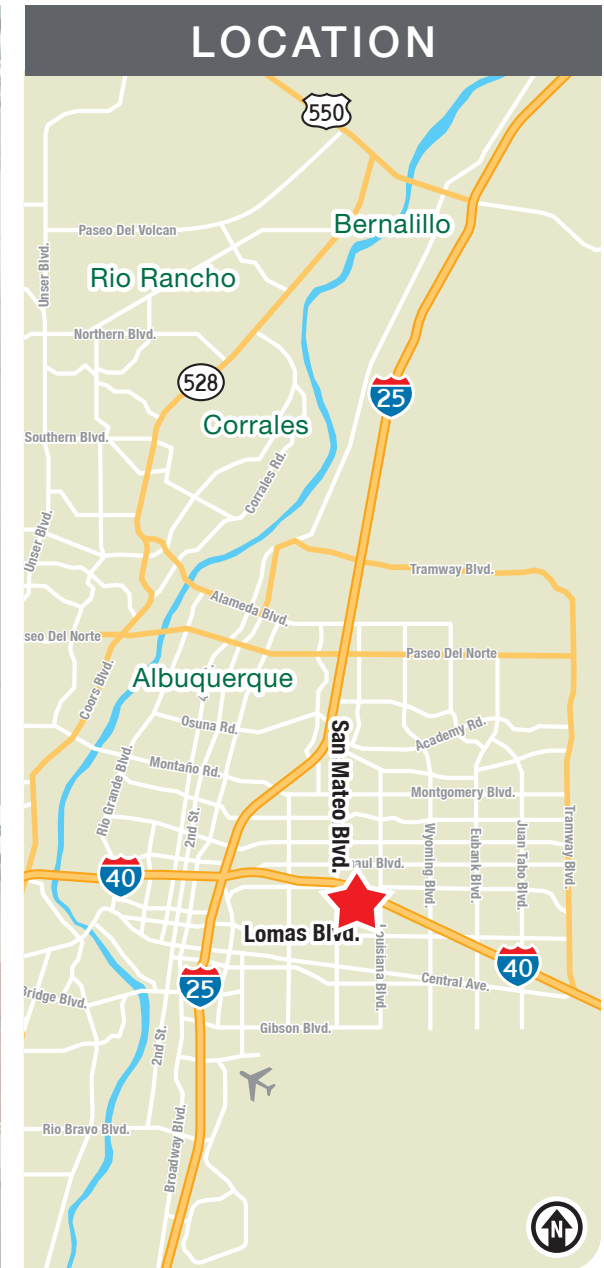
7-BAY INDUSTRIAL/AUTO SHOP NEAR UPTOWN

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SITE

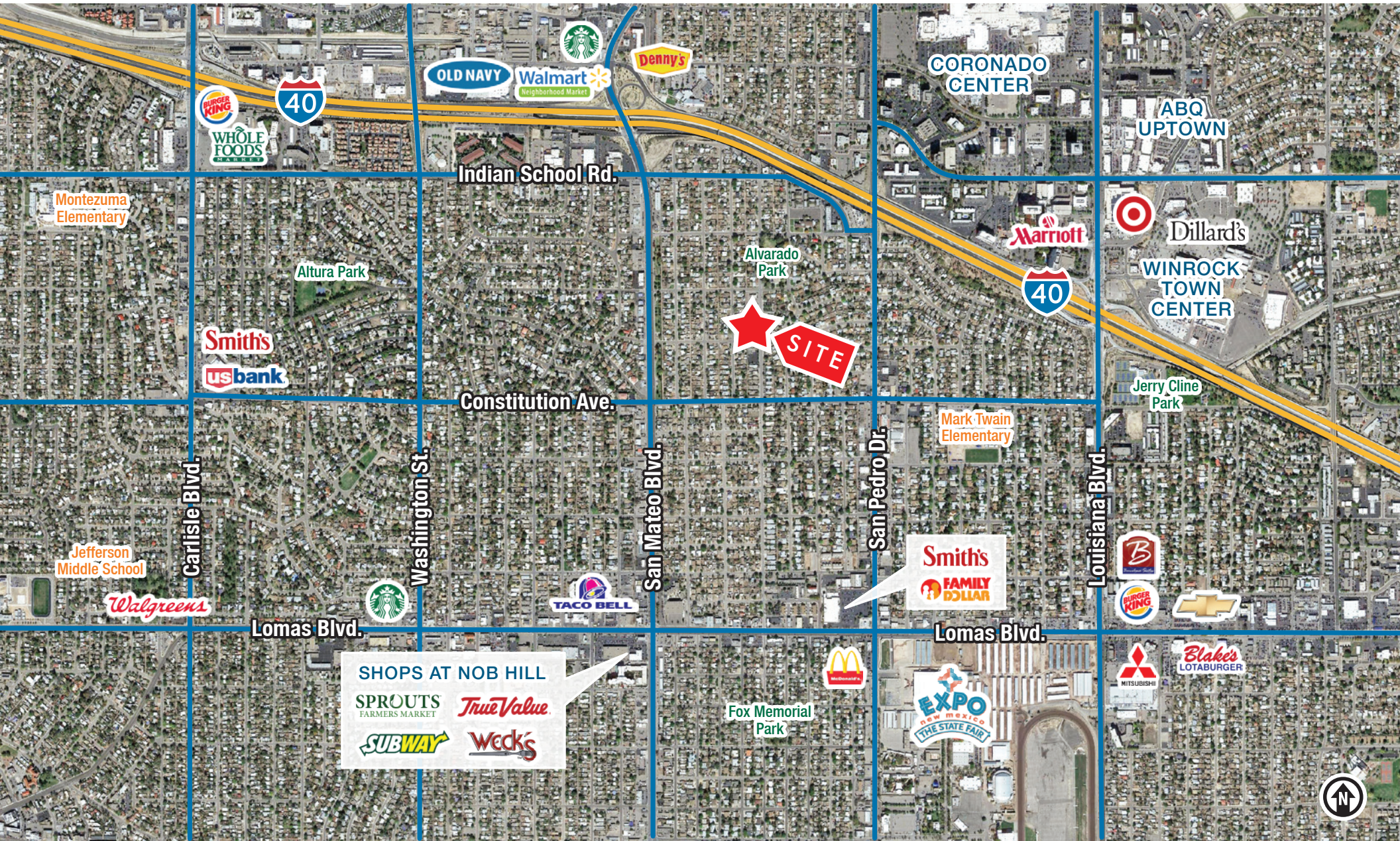
- Bldg: ±3,292 SF
- Land: ±0.16 Ac.



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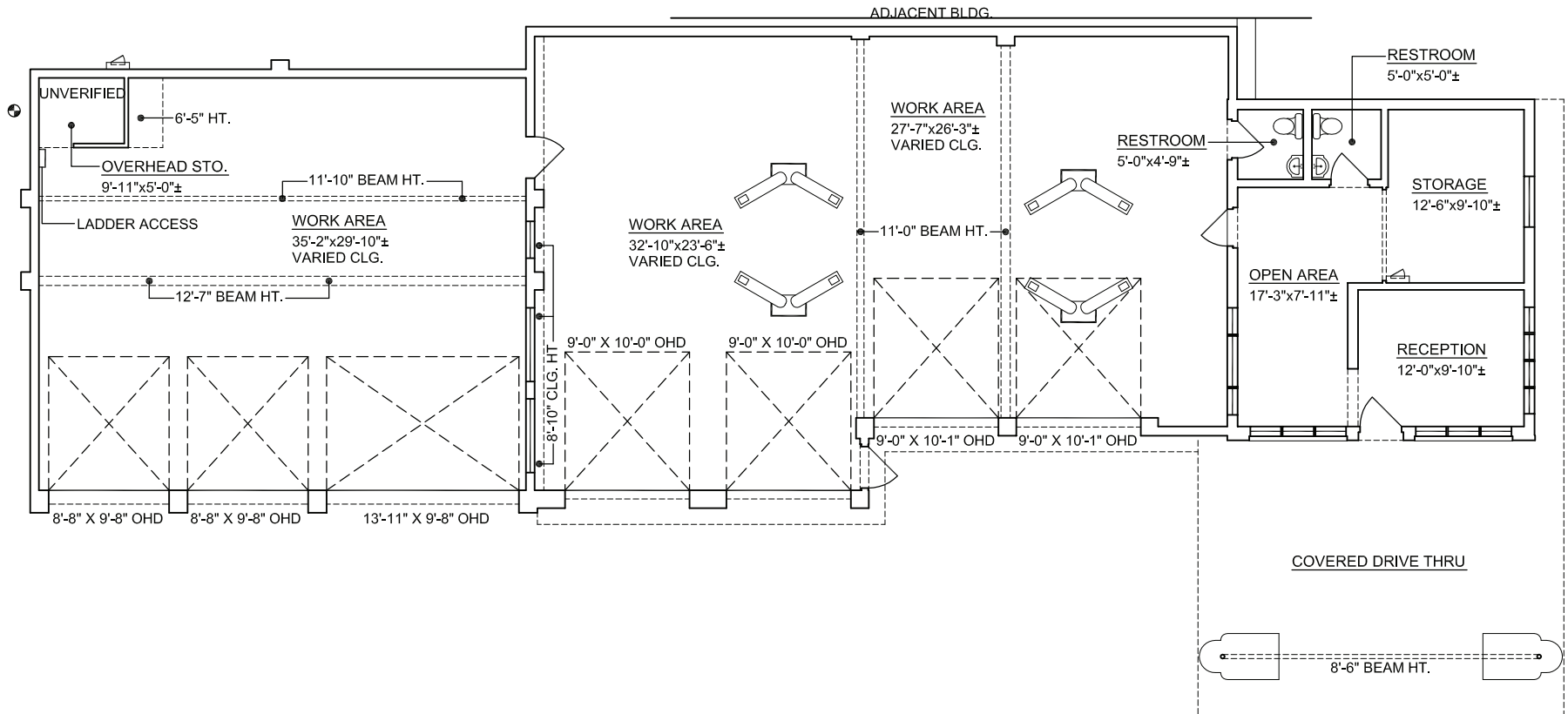
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FLOOR PLAN

Office: ±392 SF
 Warehouse: ±2,900 SF
 Total: ±3,292 SF



Aspen Ave. NE



The information contained is believed reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projection, opinion, assumption or estimated uses are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on many factors which should be evaluated by your tax, financial, and legal counsel. You and your counsel should conduct a careful independent investigation of the property to determine that it is suitable to your needs.

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