

For Sale

# Value-Add Commercial Investment

PRICED-TO-SELL NORTH VALLEY OPPORTUNITY

4506 4th St. NW | Albuquerque, NM 87107

SEQ 4th St. & Griegos Rd. NW



**PRICE REDUCED!**

**4506 4th St. NW**

- Building: ±2,220 SF
- Land: ±0.07 Acres



**AVAILABLE**

Building: ±2,220 SF  
Land: ±0.07 Acres



**SALE PRICE**

~~\$220,000~~  
\$200,000 (\$90.09/SF)

### HIGHLIGHTS

- Versatile floor plan
- Month-to-month tenant
- Great owner-user opportunity
- Easy access
- Direct frontage on 4th St.

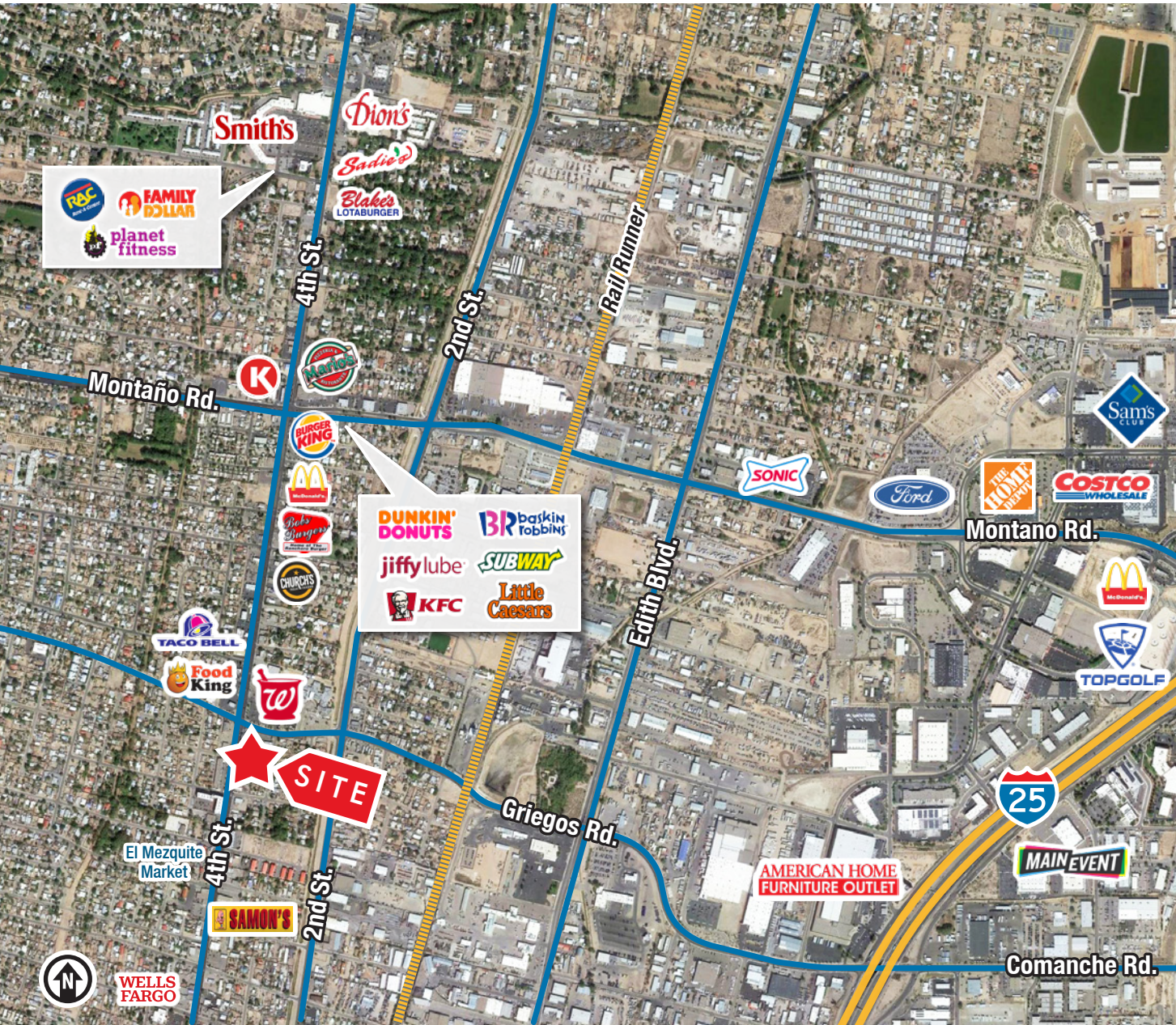
### IDO ZONING

- MX-M

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## VALUE-ADD NORTH VALLEY COMMERCIAL INVESTMENT

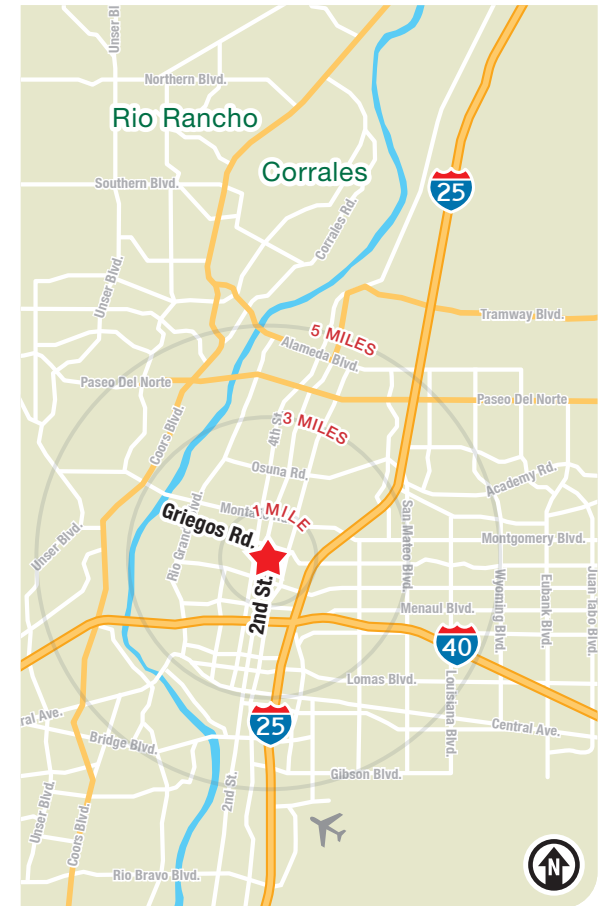
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### LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	10,069	69,847	249,032
Average HH Income	\$73,806	\$84,866	\$83,612
Daytime Employment	8,193	91,624	215,562

2022 Forecasted by Esri



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### FLOOR PLAN

4506 4th St. NW

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