

For Sale

Stand-Alone NE Heights Office

OWNER/USER OPPORTUNITY WITH PASSIVE INCOME



9910 Indian School Rd. | Albuquerque, NM 87112

SWQ Eubank Blvd. & Indian School Rd. NE



AVAILABLE

Building: ±6,468 SF
Land: ±0.37 Acres



SALE PRICE

\$950,000
(\$146.88/SF)

- ±3,234 SF (1st Floor) available
- Fully-leased 2nd floor with 8 executive-suite tenants
- Quick access to I-40

NA SunVista

got space™

Micah Gray
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For Sale

STAND-ALONE NE HEIGHTS OFFICE BUILDING

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SITE

AVAILABLE

Building: ±6,468 SF
Land: ±0.37 Acres

HIGHLIGHTS

- ±3,234 SF (1st Floor) available
- Fully-leased 2nd floor with 8 executive-suite tenants
- Elevator
- Gated parking spaces
- Quick access to I-40
- Monument and building signage available
- Office space is very limited in the Northeast Heights

IDO ZONING

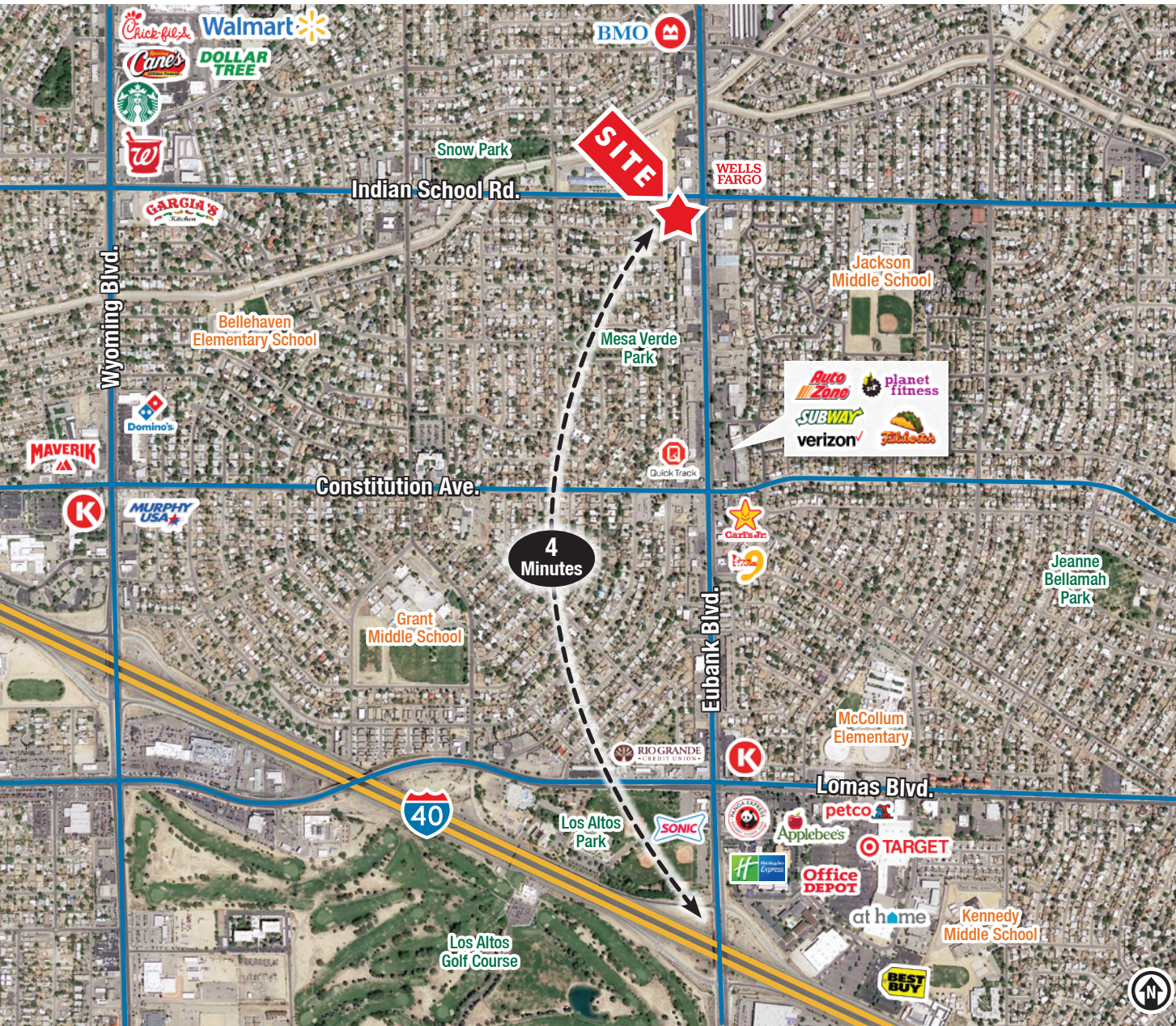
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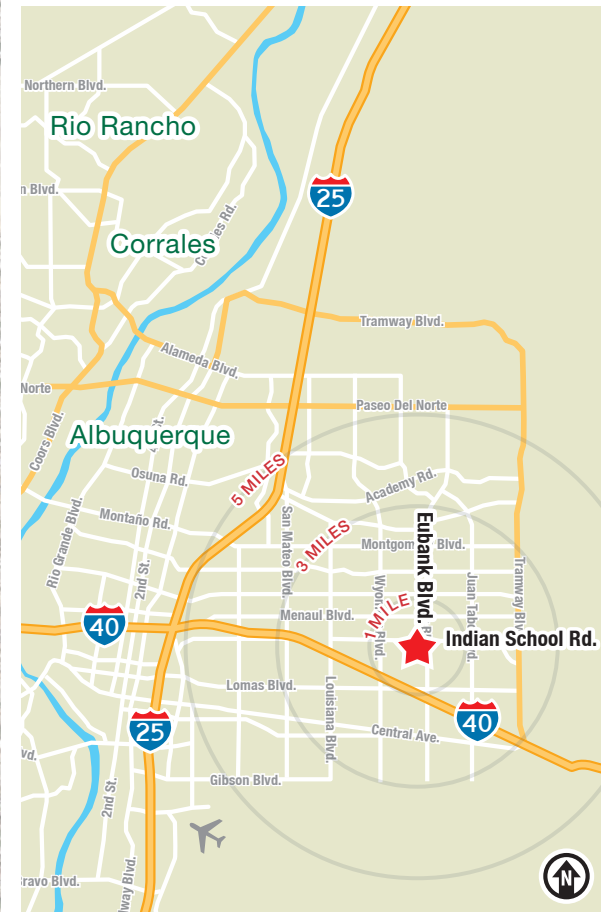
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LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	18,355	149,266	276,654
Average HH Income	\$73,874	\$84,785	\$94,332
Daytime Employment	5,607	66,195	128,751

2024 Forecasted by Esri



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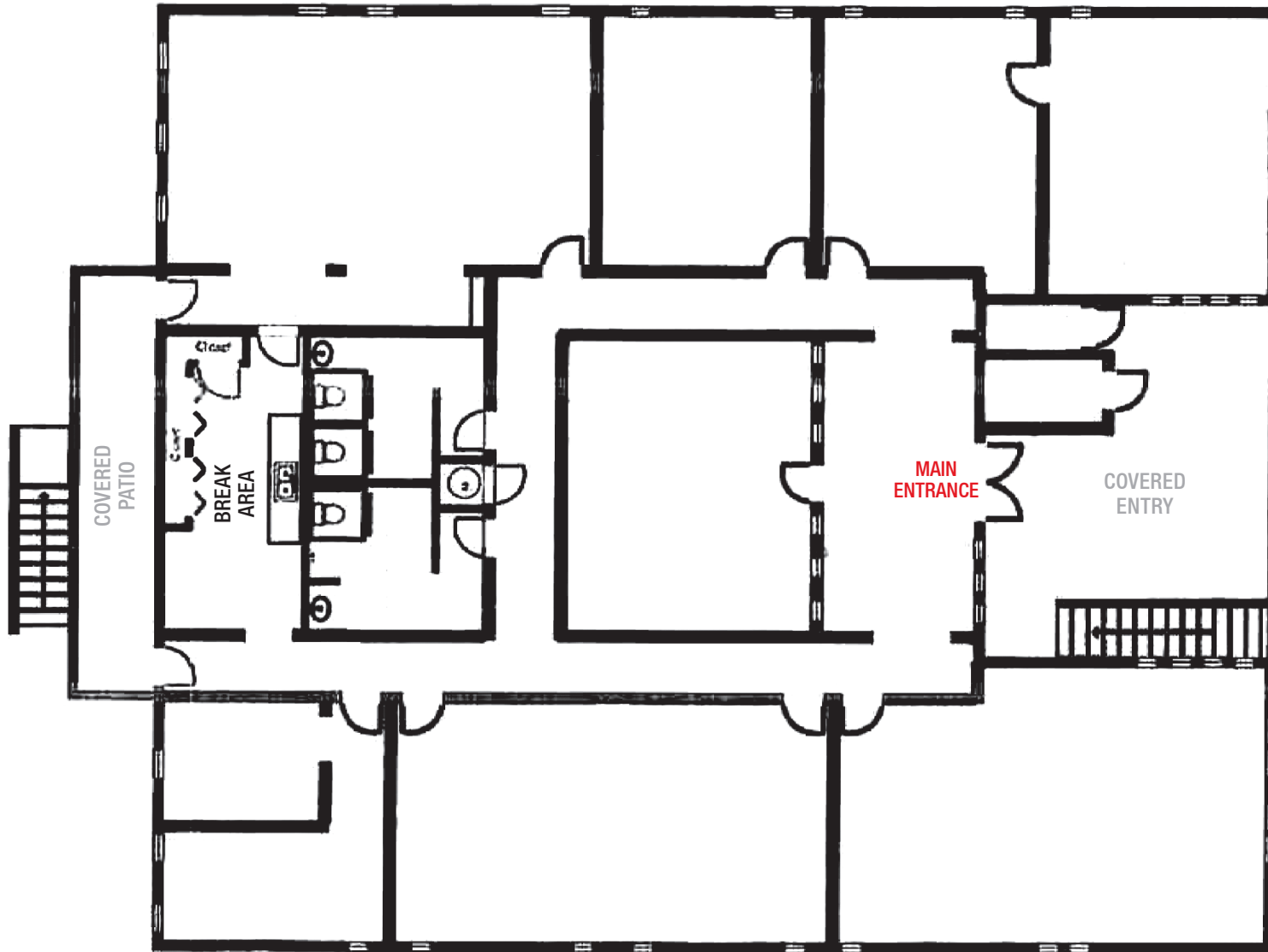
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FLOOR PLAN

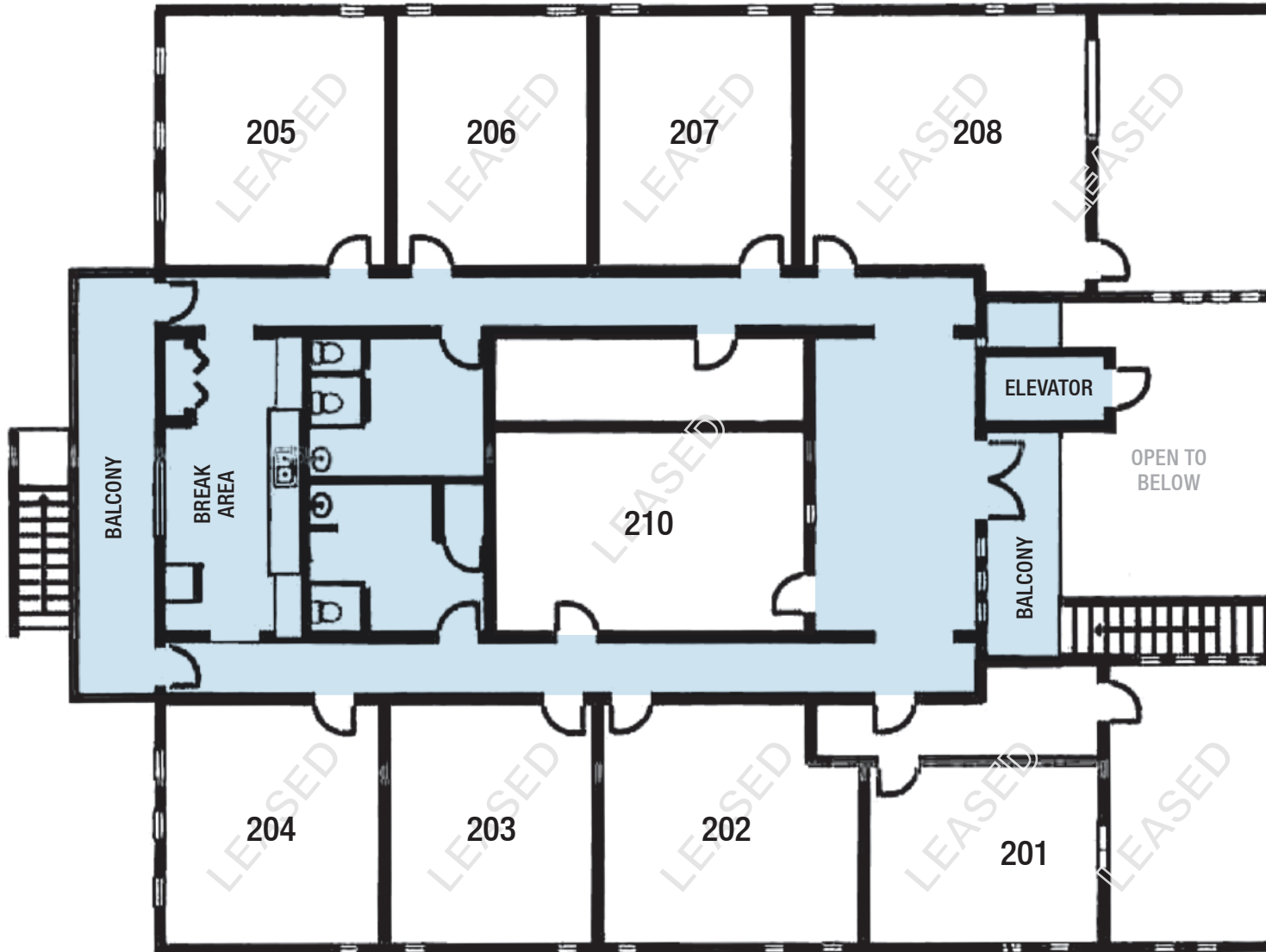
1st FLOOR

- Vacant
- Owner/user opportunity

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FLOOR PLAN

2nd FLOOR

- Fully-leased executive suites

■ Common Area