

For Sale

±4,834 SF of Unique Flex Space

CENTRALLY LOCATED IN THE MIDTOWN CORRIDOR

4405 Cutler Ave. NE | Albuquerque, NM 87110

NWQ I-40 & San Mateo Blvd. NE



**AVAILABLE**

Building: ±4,834 SF  
Land: ±0.281 Acres



**SALE PRICE**

\$725,000  
(Favorable Owner  
Financing Available)

**HIGHLIGHTS**

- Join an established, highly-trafficked retail corridor
- Easy access to I-40 via San Mateo Blvd.
- Upstairs apartment with kitchen for a potential live/work opportunity
- 3-phase power
- 15' ceilings in warehouse portion
- 7' x 10' roll-up door
- Secure side yard
- 4 restrooms
- 10 parking spaces
- Roof and HVAC replaced in 2020

**IDO ZONING** NR-C

**OWNER FINANCING AVAILABLE – \$2,919/Mo.**

**NAI SunVista**

got space™

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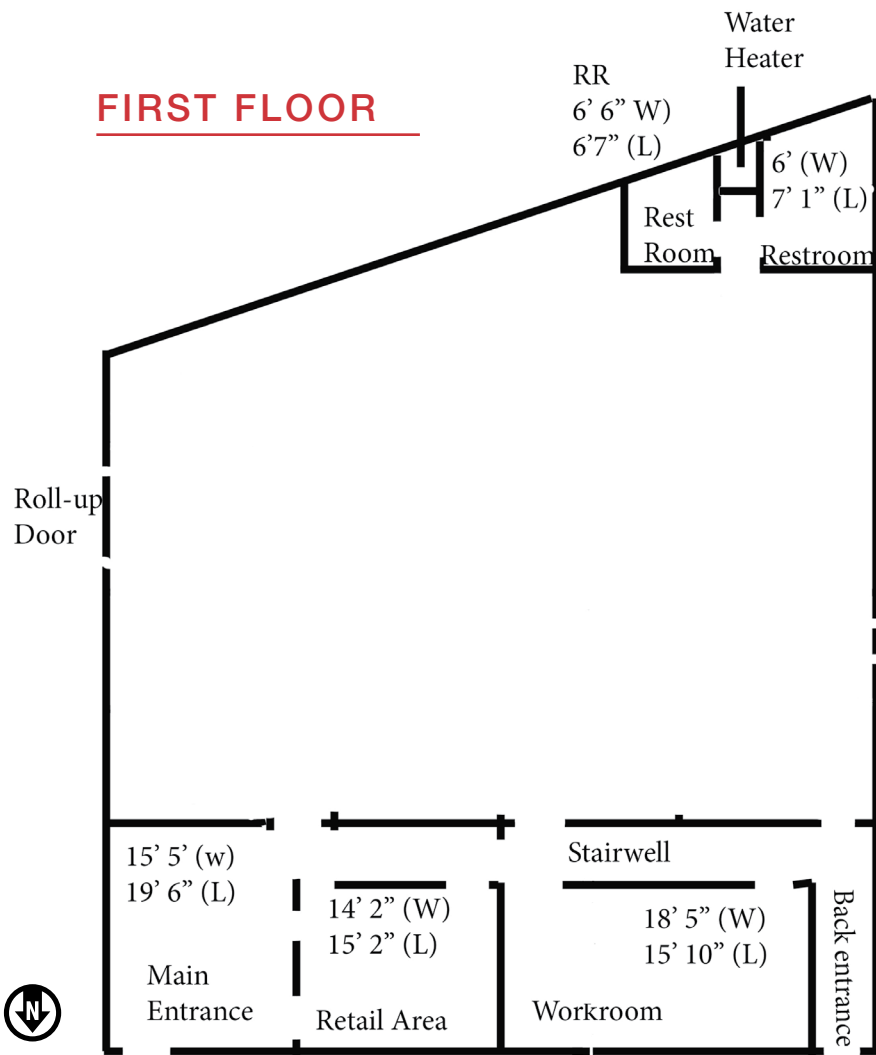
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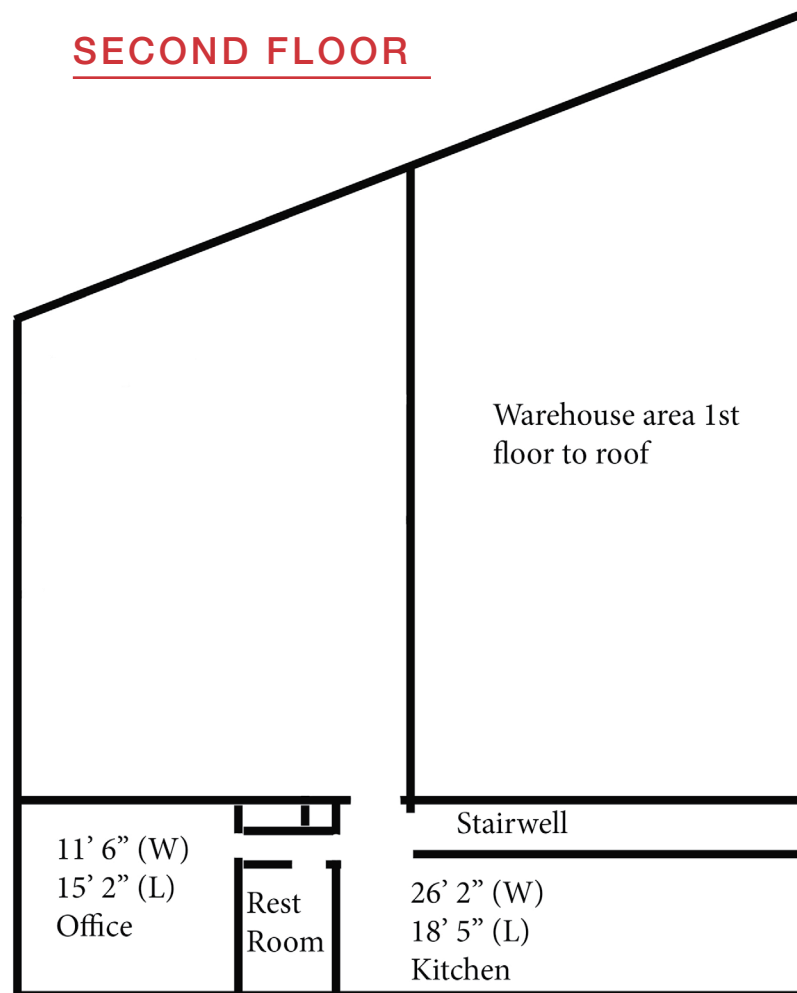
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### CONCEPTUAL FLOORPLAN

#### FIRST FLOOR



#### SECOND FLOOR

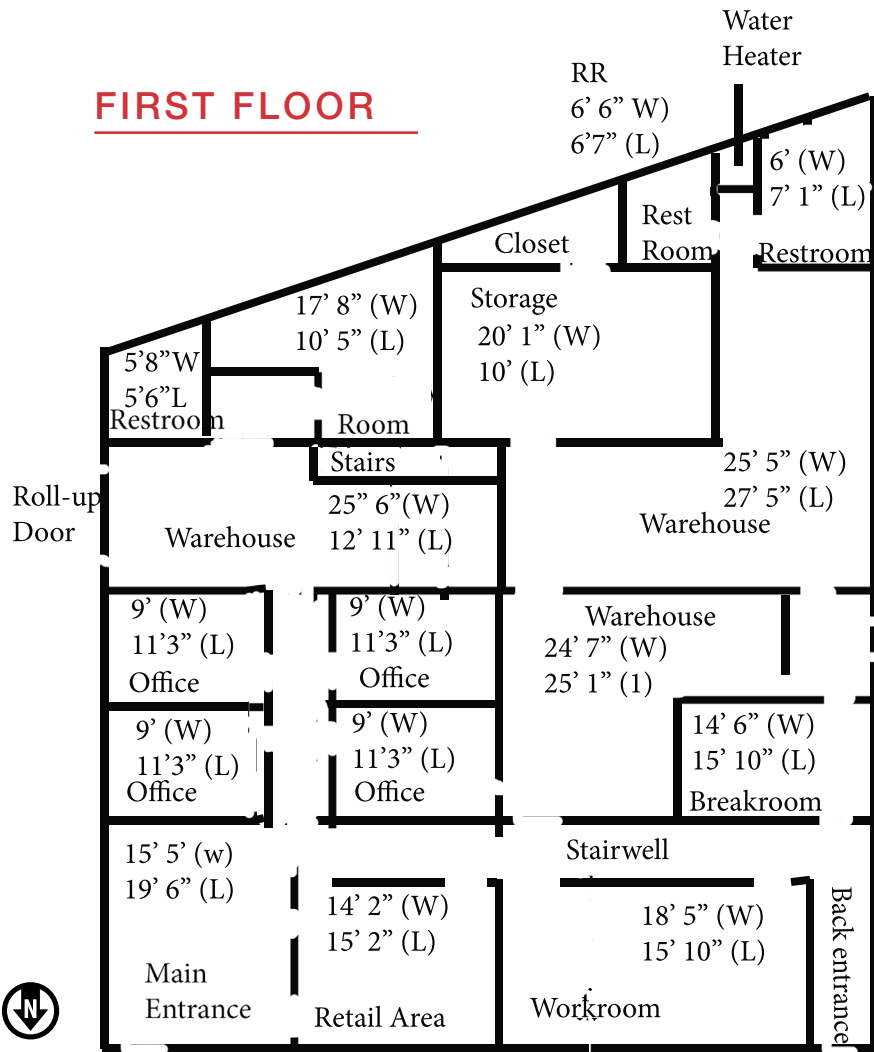


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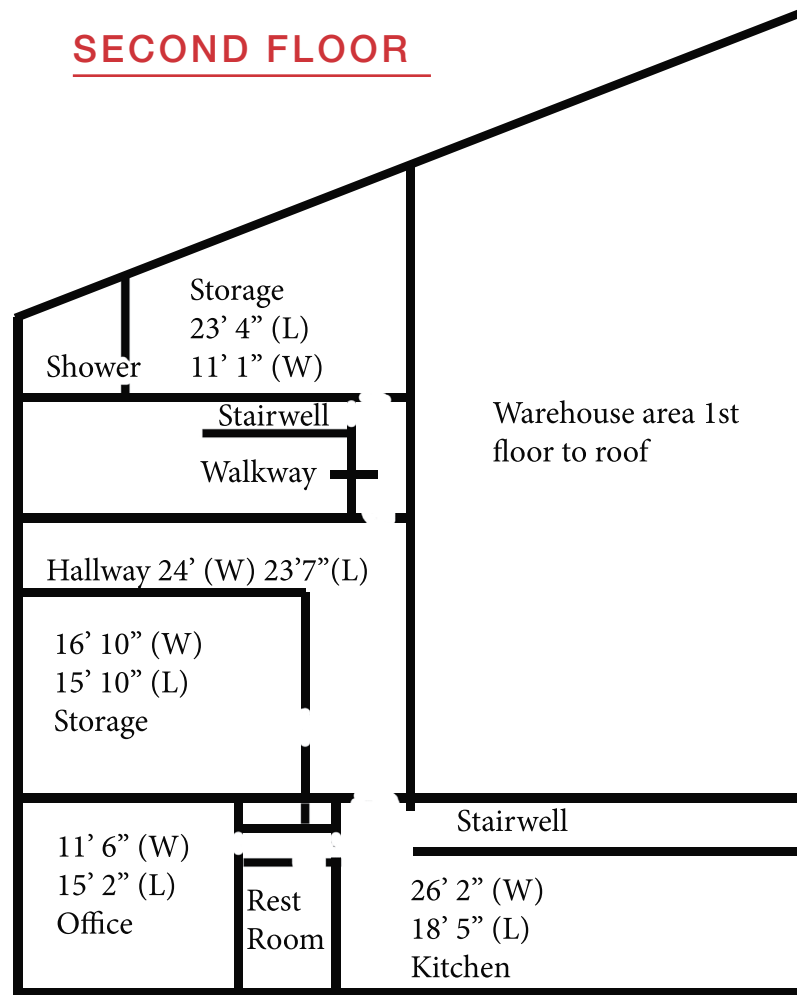
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### FIRST FLOOR



### SECOND FLOOR





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**SITE**

- Bldg: ±4,834 SF
- Land: ±0.281 Ac.

Fenced Yard

Gate

The Movement Lab  
Nob Hill Fabrics

Liberty Gym

Adams Ave.

CPD 8,800

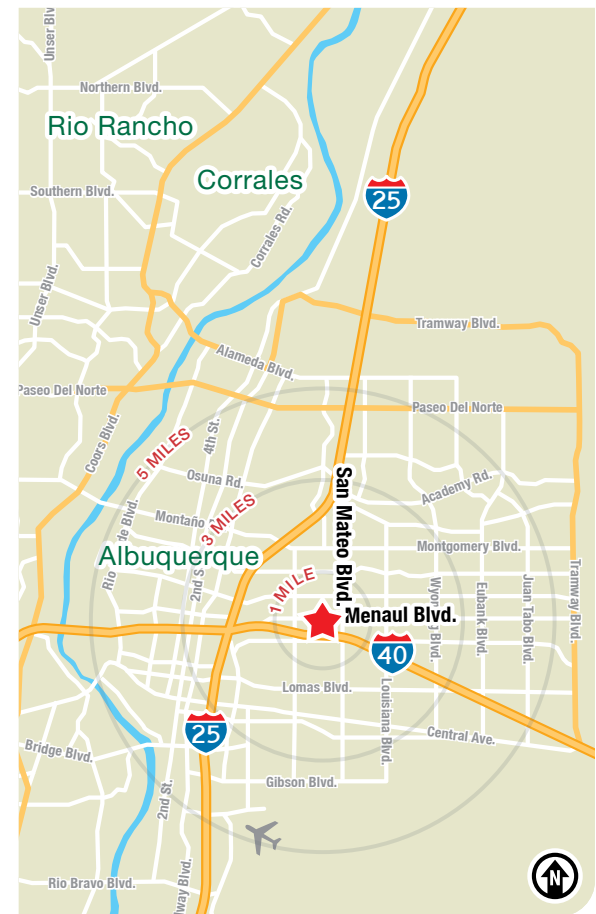
Cutler Ave.



### LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	12,718	117,109	283,493
Average HH Income	\$89,718	\$75,716	\$80,860
Daytime Employment	10,753	115,786	252,905

2023 Forecasted by Esri



**NAI SunVista**

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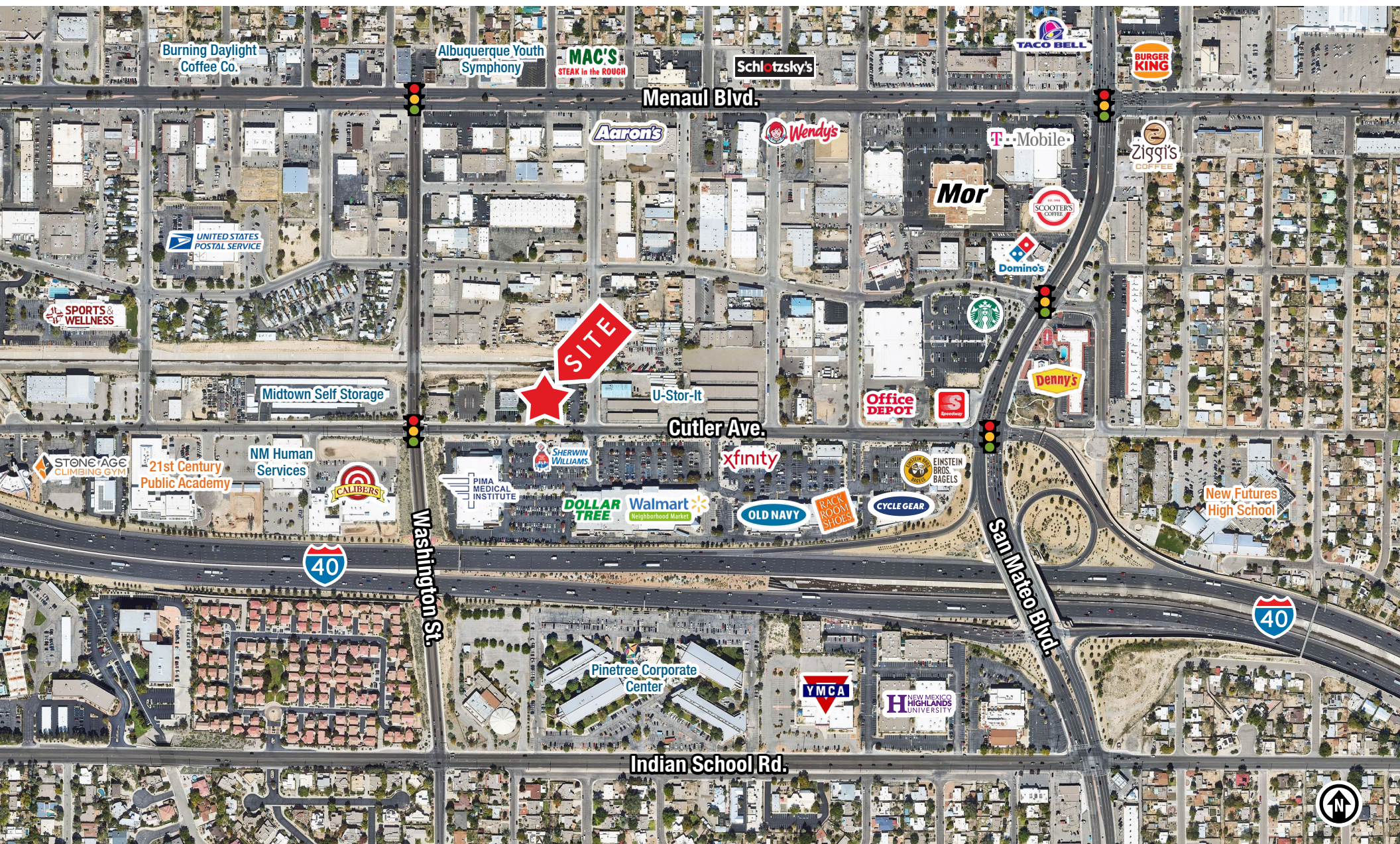
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The information contained is believed reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. 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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