

For Sale

Beautiful North Valley Office Condo

GREAT NORTH I-25 LOCATION



320 Osuna Rd. NE | Suite C-3 | Albuquerque, NM 87107

SWC Osuna Rd. & Edith Blvd. NE



AVAILABLE
±1,500 SF



SALE PRICE
\$375,000 + \$3.25/SF Annual Assoc. Fee

- Easy access to I-25 and the Westside
- Class-A finishes throughout
- Landscaped campus atmosphere with relaxing courtyards

NA SunVista

got space™

Martha Carpenter
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505 228 0154

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PROPERTY

AVAILABLE

±1,500 SF

SALE PRICE

\$375,000

Annual Condo Association Fee:
\$3.25/SF (Includes property taxes, insurance and CAM.)

HIGHLIGHTS

- Easy access to I-25 and the Westside
- Class-A finishes throughout
- Two offices, conference room/office and large reception area
- Interior has wet-plastered walls, wood beams and a wood-burning fireplace
- Landscaped campus atmosphere with relaxing common-area courtyards
- Furniture is negotiable
- IDO Zoning: NR-BP

NAISunVista

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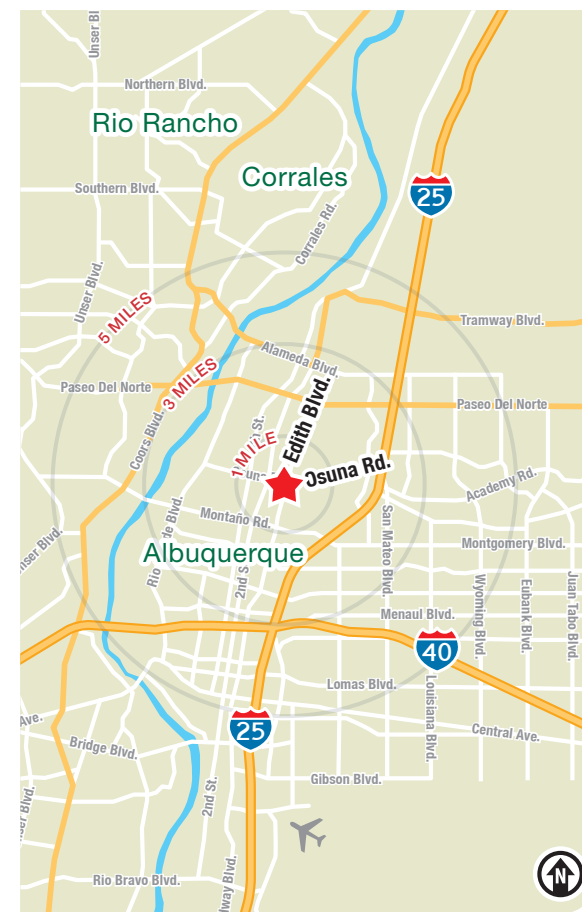
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LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	7,176	64,127	224,668
Average HH Income	\$97,211	\$84,653	\$98,862
Daytime Employment	5,739	80,488	217,388

2023 Forecasted by Esri



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FLOOR PLAN

Suite C-3: ±1,500 SF
Second Floor

□ Available ■ Leased ■ Common Area

