

For Sale

Automotive Repair Shop With Yard

WELL MAINTAINED WITH OPTION TO DEMISE

201 Pennsylvania St. & 210 Dallas St. NE | Albuquerque, NM 87108

NWQ Central Ave. & Wyoming Blvd. NE



OWNER FINANCING AVAILABLE



AVAILABLE

Buildings: ±9,500 SF
Land: ±0.57 Acres



SALE PRICE

\$1,140,000

- Convenient access To I-40 and Central Ave.
- Fully-fenced yard
- Ceiling heights: 14'-1" and 18'-11"
- 11 new roll-up doors
- Existing equipment available for purchase

NAI SunVista

got space™

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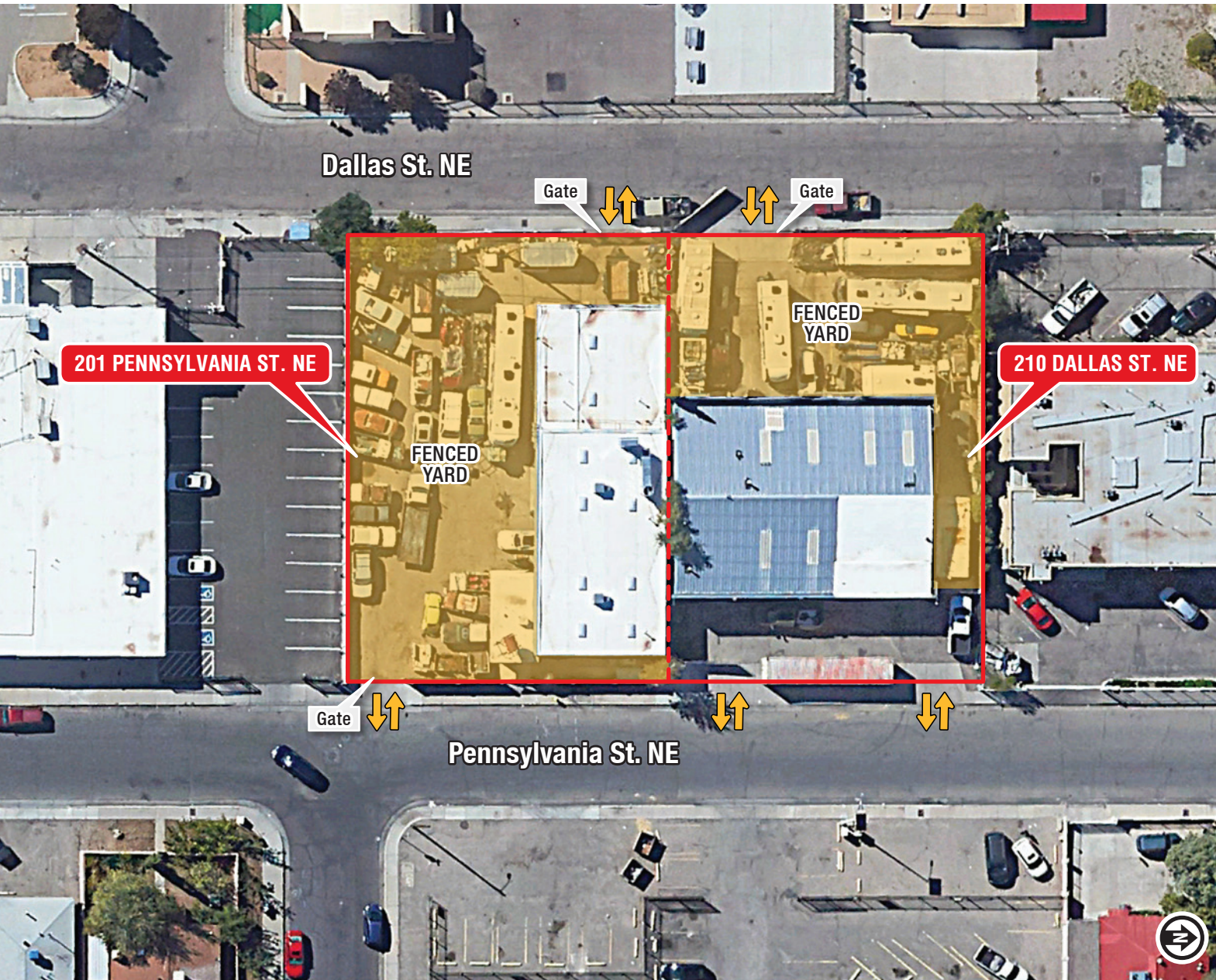
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HIGHLIGHTS

AVAILABLE

Buildings: ±9,500 SF
Land: ±0.57 Acres

201 PENNSYLVANIA ST. NE

- ±4,700 SF
- ±0.28 Acres
- 3 new roll-up doors
- Three-phase power
- Ceiling height: 14'-11"

210 DALLAS ST. NE

- ±4,800 SF
- ±0.29 Acres
- 8 new roll-up doors
- TPO roof (8 years old)
- Single-phase power
- Ceiling height: 18'-11"

Existing equipment available for purchase:

- 5 lifts
- Paint booth with mixing room
- Frame machine

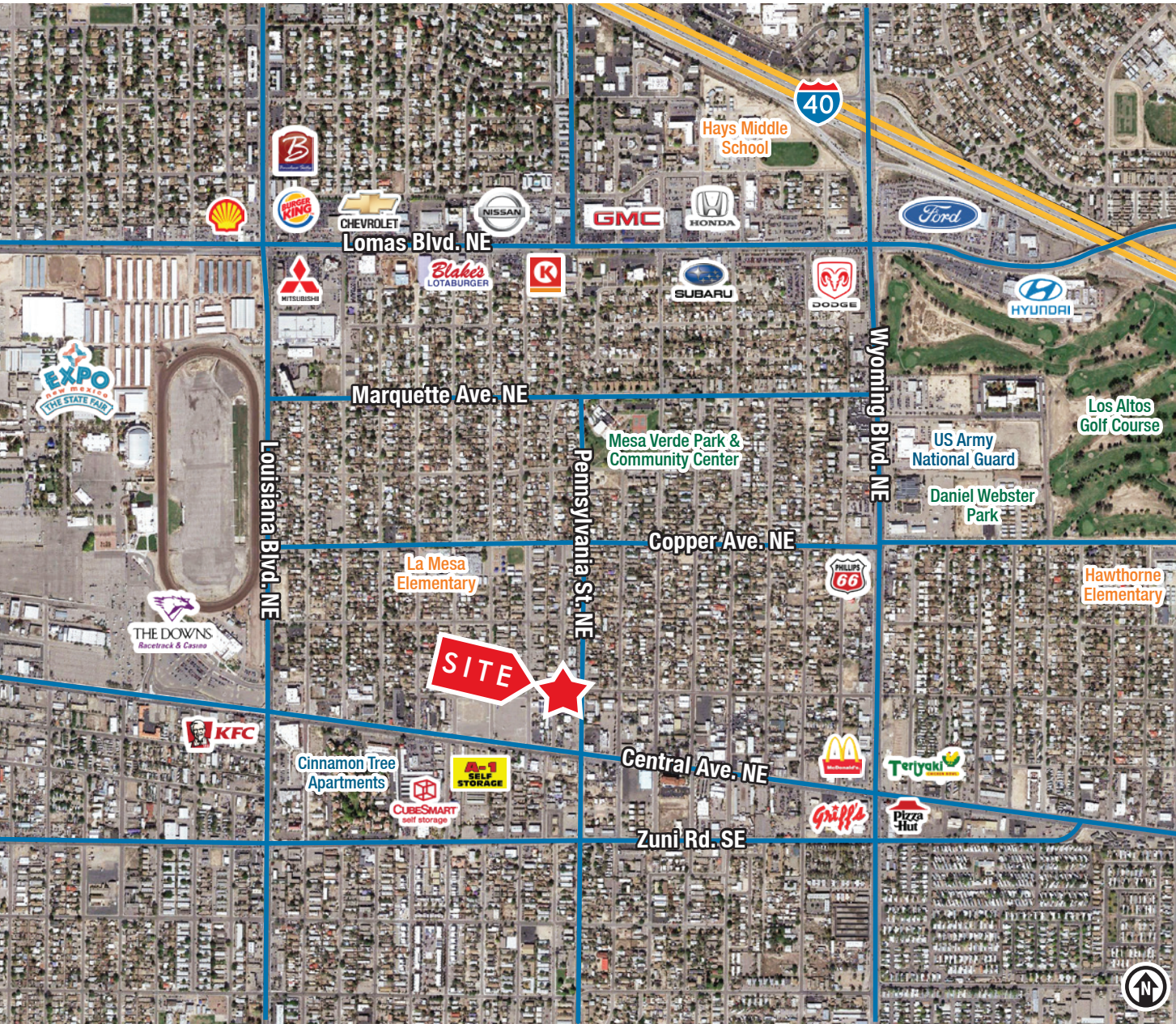
See Advisors for details

IDO ZONING MX-M

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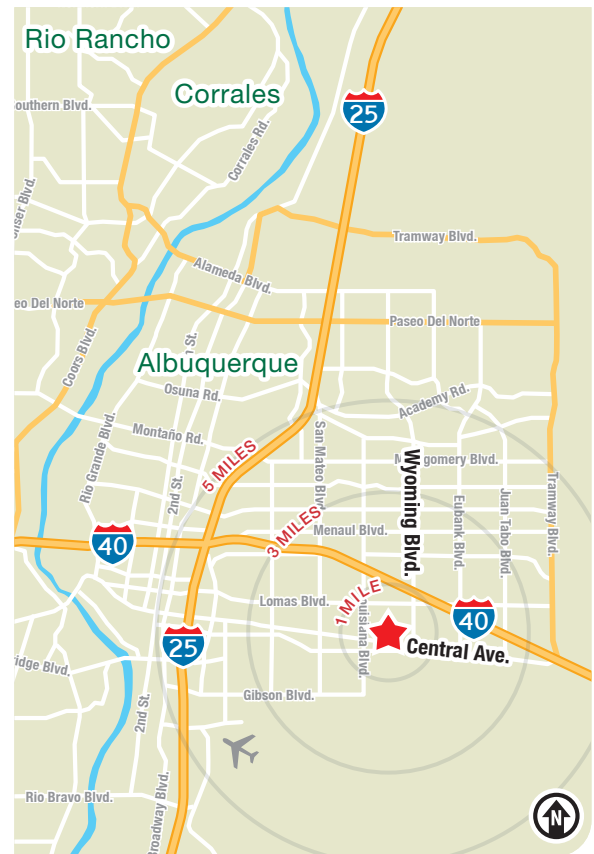


LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	21,872	114,819	256,122
Average HH Income	\$45,149	\$75,035	\$81,687
Daytime Employment	6,092	67,190	167,754

2023 Forecasted by Esri

HUB Zone [MORE INFO](#)



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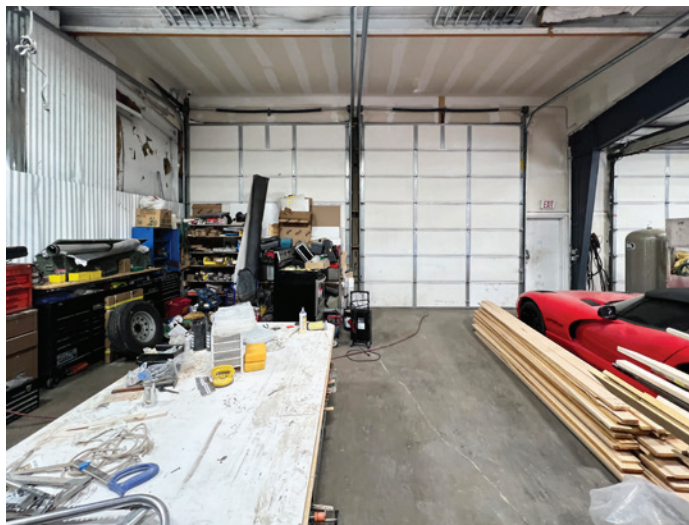
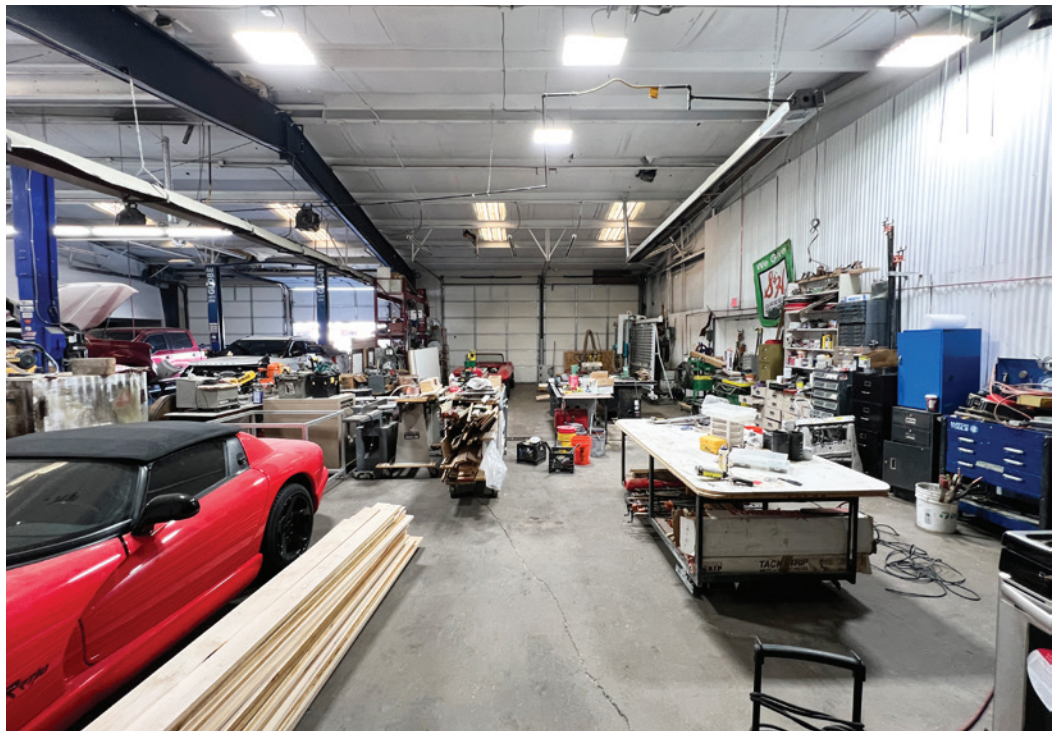
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The information contained is believed reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.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