Versatile Retail/Warehouse Opportunity

QUICK ACCESS TO I-40 VIA HISTORIC HWY. 66

2600 E. Historic Hwy. 66

Gallup, NM 87301

SEQ E. Hwy. 66 & Boardman Dr.





AVAILABLE Building: ±1,475 SF Land: ±0.28 Acres



SALE PRICE \$199,125

- ±925 SF office/retail
- ±550 SF warehouse
- Fully-fenced yard with two double gates
- 10' x 10' roll-up drive-in door

- 14 parking spaces
- Zoned for almost any use: **HC** - Heavy Commercial





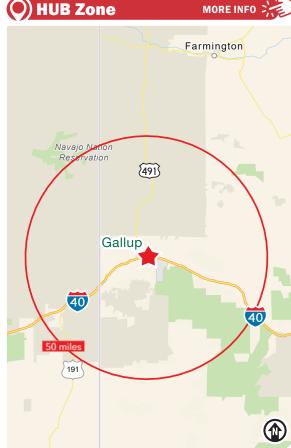
VERSATILE RETAIL/WAREHOUSE OPPORTUNITY

2600 E. Historic Hwy. 66 | Gallup, NM 87301



LOCATION				
Demographics		3 mile	5 mile	50 mile
8	Total Population	17,621	23,003	96,297
(3)	Average HH Income	\$82,567	\$76,546	\$63,021
	Daytime Employment	11,798	15,825	34,005

2023 Forecasted by Esri





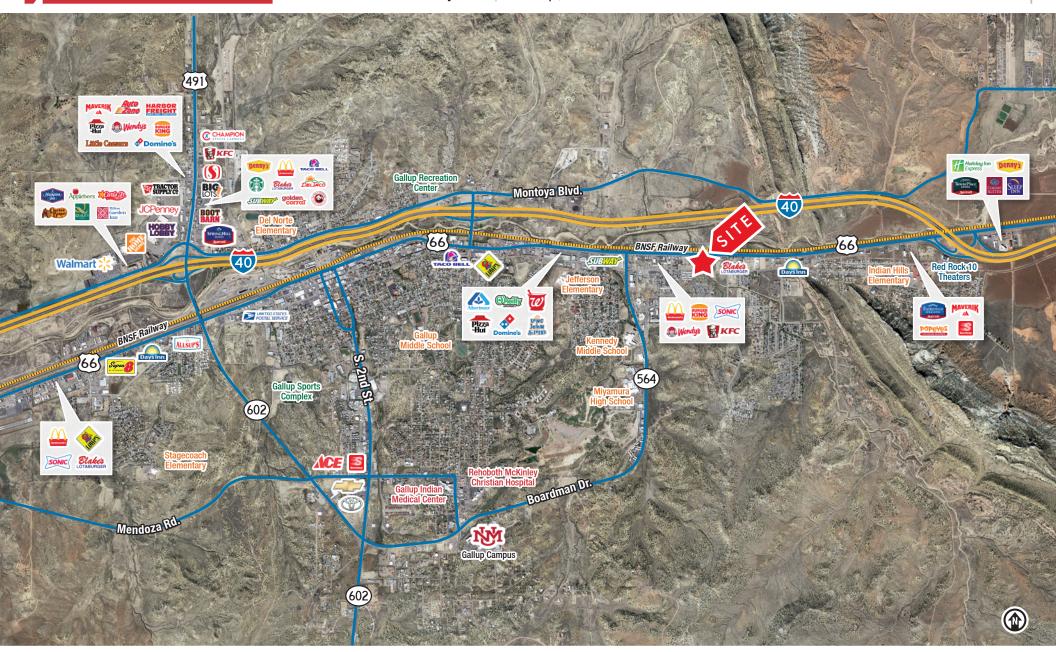
505 878 0001 | sunvista.com



Todd Strickland

VERSATILE RETAIL/WAREHOUSE OPPORTUNITY

2600 E. Historic Hwy. 66 | Gallup, NM 87301

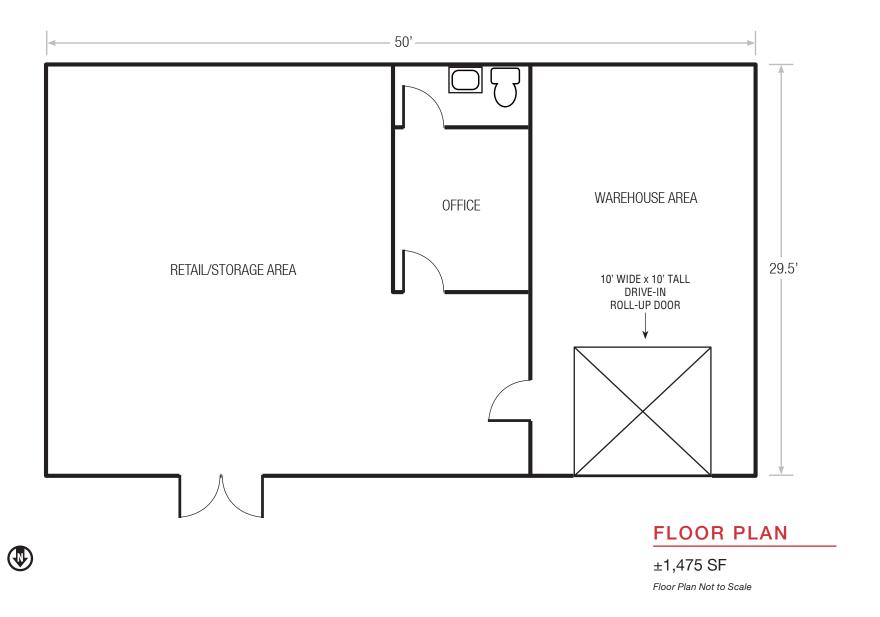




505 450 1121

VERSATILE RETAIL/WAREHOUSE OPPORTUNITY

2600 E. Historic Hwy. 66 | Gallup, NM 87301





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 acareful independent investigation of the property to determine that it is suitable to your needs.

Todd Strickland

todd@sunvista.com 505 450 1121 Rob Bridges rob@sunvista.com 505 977 5094