

For Sale
or Lease

Live/Work Flex Space

WITH FENCED YARD IN THE HEART OF THE NORTH VALLEY

5717 Edith Blvd. NE | Albuquerque, NM 87107

NWQ Edith Blvd. & Montañó Rd. NE



AVAILABLE

Building: ±2,103 SF
Land: ±0.1281 Acres



SALE PRICE

\$400,000.00
(\$190.20/SF)



LEASE RATE

\$2,900.00/Mo. MG
(Tenant responsible for
gas, electric, communica-
tions and janitorial)

- Fenced, secure yard
- Monument signage
- Upgrades to flooring, paint and break area
- Washer/dryer hookups
- Live/work office floor plan
- Zoning: C-1, Bernalillo County

NASunVista

got space™

Lisa Mercer
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505 235 8503

Martha Carpenter
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505 228 0154

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505 878 0001 | sunvista.com    
2424 Louisiana Blvd. NE | Suite 100 | Albuquerque, NM 87110

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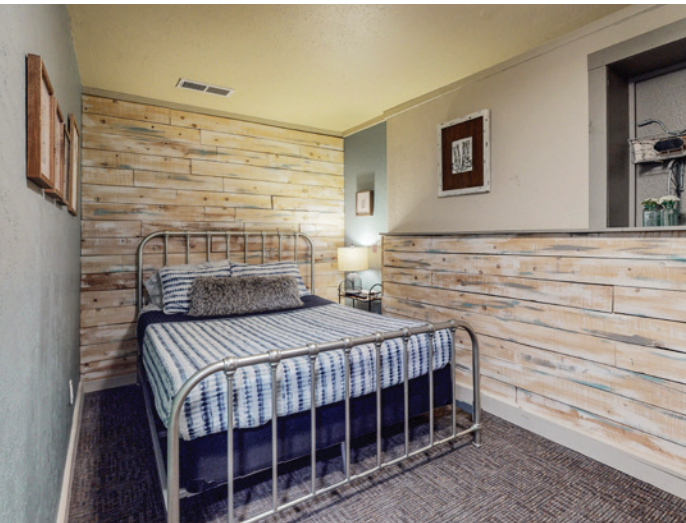
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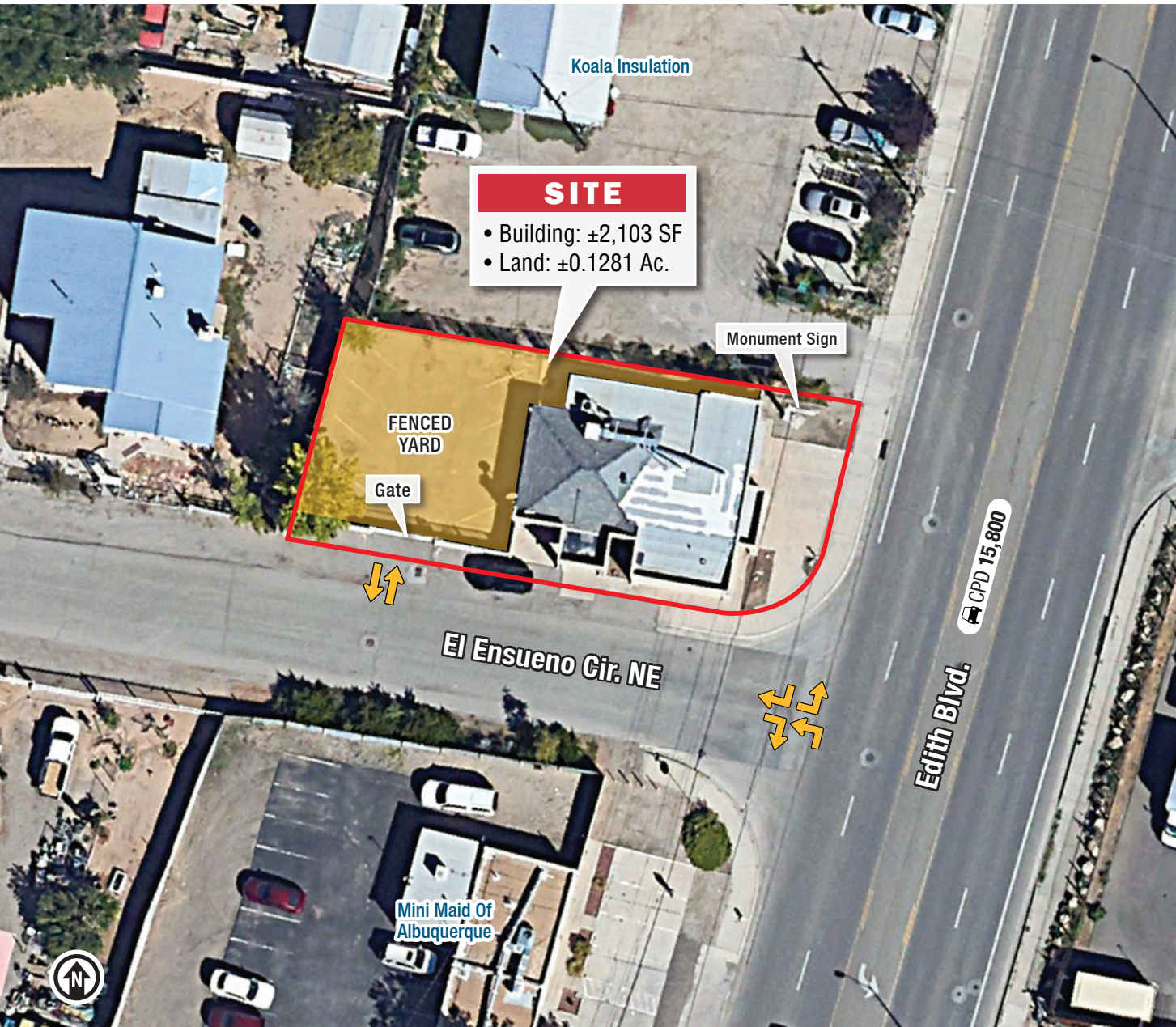
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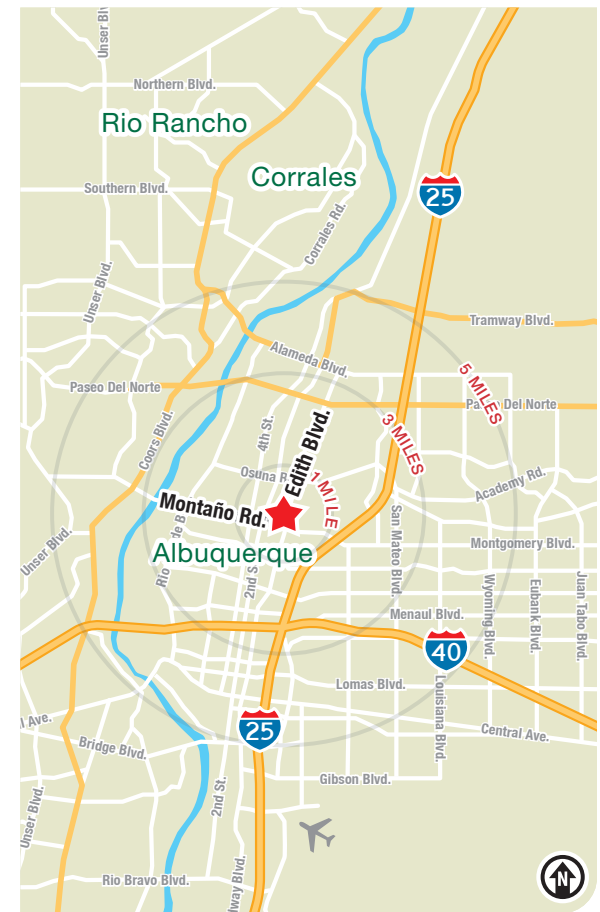
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LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	4,928	70,888	242,732
Average HH Income	\$78,001	\$82,638	\$91,811
Daytime Employment	10,676	80,662	233,814

2023 Forecasted by Esri



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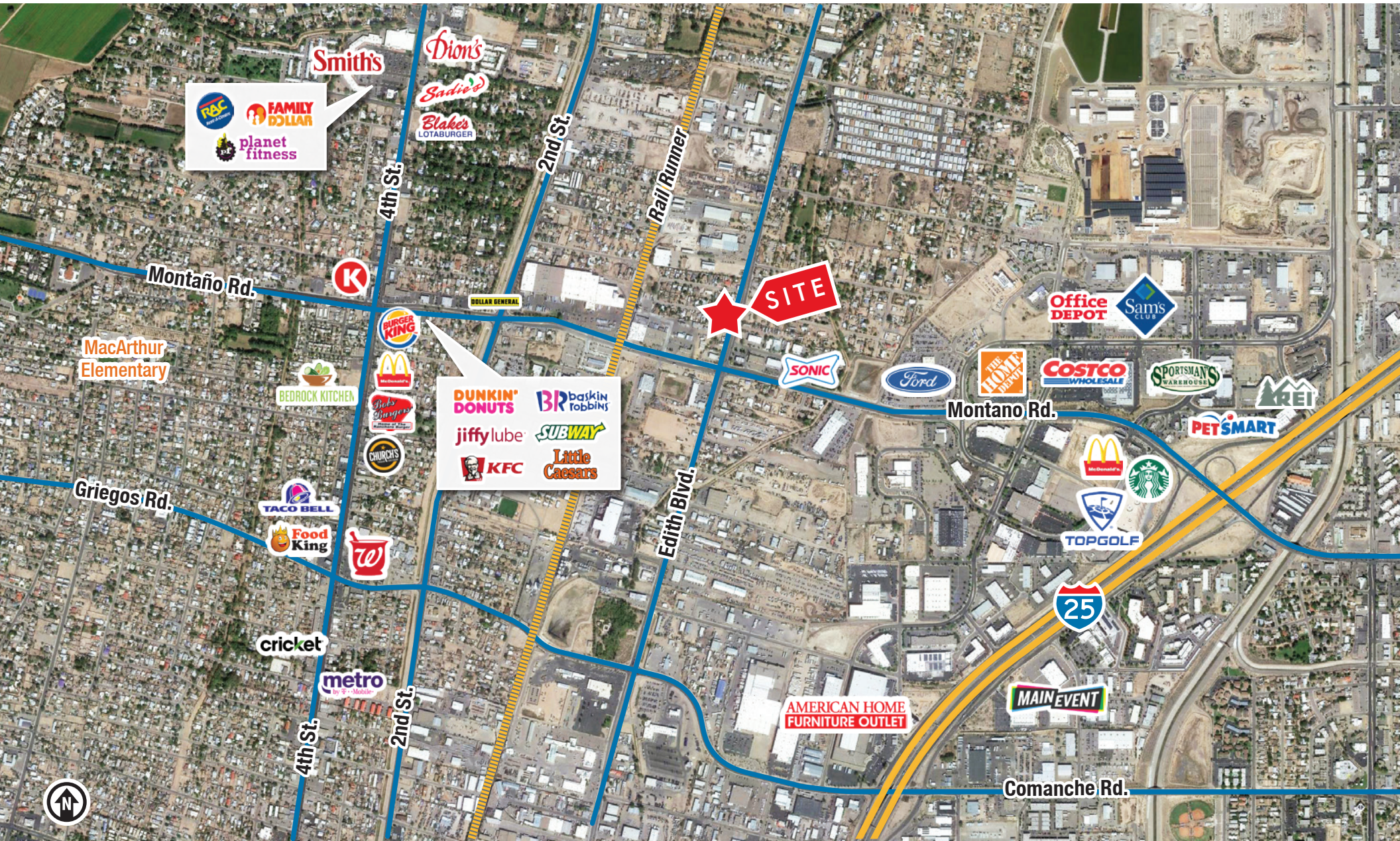
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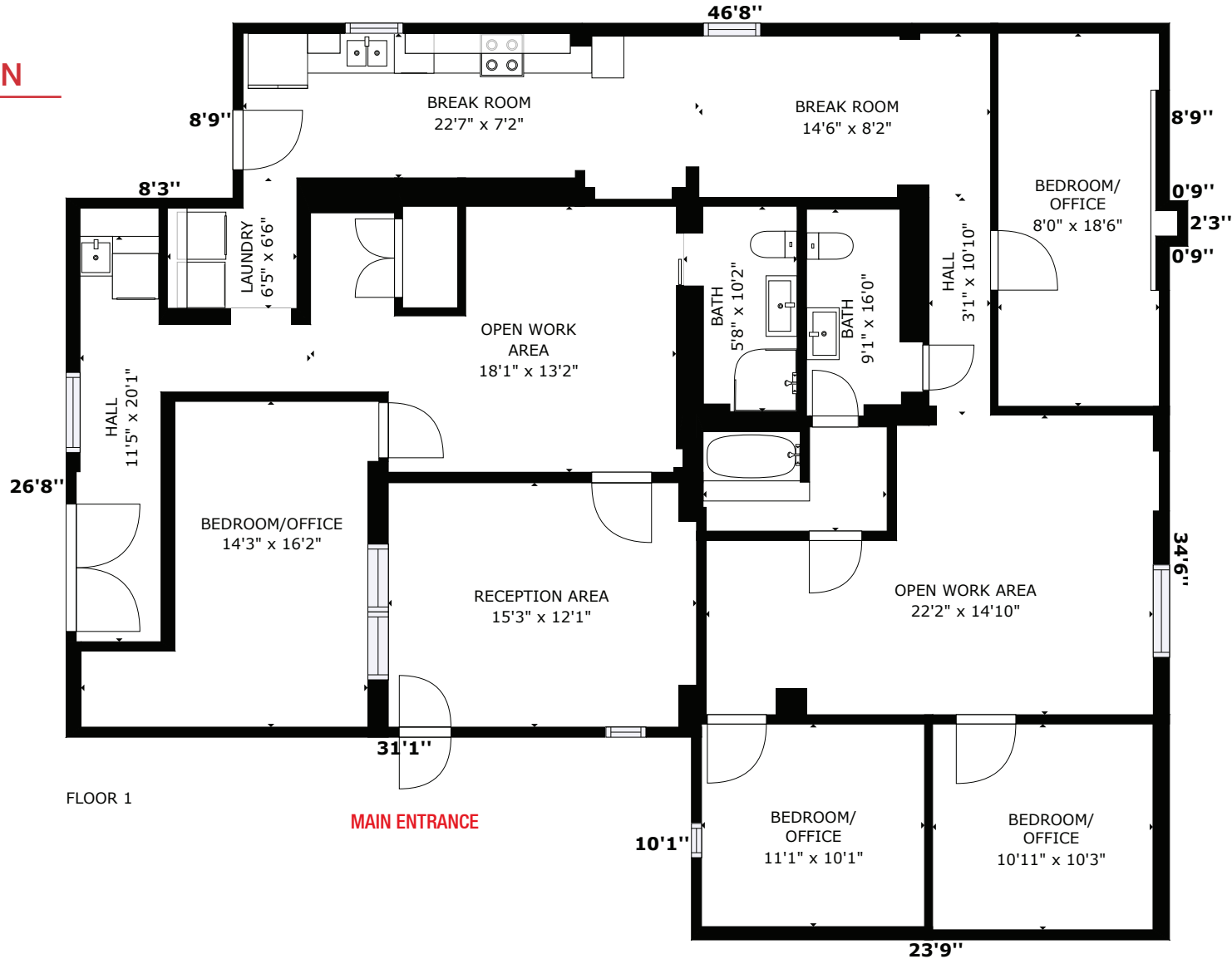
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FLOOR PLAN

±2,103 SF

FENCED YARD



Edith Blvd. NE

El Ensueno Cir. NE

