

Owner/User Opportunity in the North Valley

For Sale

GREAT LOCATION WITH EASY ACCESS TO FREEWAYS



7012 2nd St. NW | Albuquerque, NM 87107

NEQ 2nd St. & Osuna Rd. NW



AVAILABLE

Building: ±2,304 SF
Garage: ±1,430 SF
Total: ±3,734 SF
Land: 0.62 Acres



SALE PRICE

\$466,000

*Owner financing available.
See Advisor for details.

- Two office suites with large yard space & storage
- Unit A: ±1,824 SF
- Unit B: ±480 SF
- Perfect for small contractor
- Located 7 minutes from I-25 & 3 minutes from Paseo del Norte
- Zoning: [M-1](#), Bernalillo County

NASunVista

got space™

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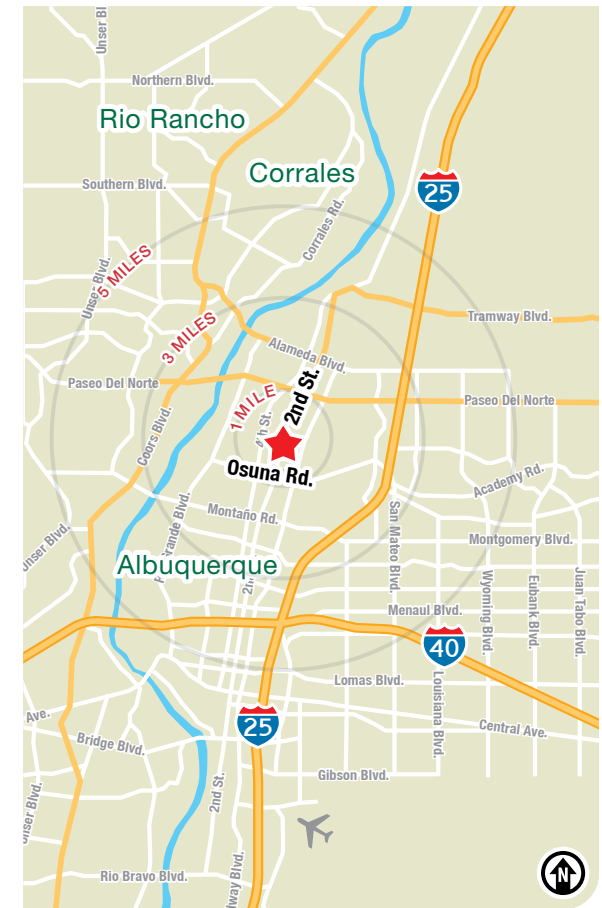
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LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	6,452	54,316	209,404
Average HH Income	\$116,351	\$87,810	\$101,260
Daytime Employment	4,950	74,829	170,804

2023 Forecasted by Esri



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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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