

For Sale
or Lease

NE Heights Neighborhood Retail Space

BEAUTIFULLY-RENOVATED DANCE STUDIO NORTH OF UPTOWN



2637 Texas St. NE | Albuquerque, NM 87110

NEQ Menaul Blvd. & Pennsylvania St. NE



AVAILABLE

Building: ±4,800 SF
Land: ±0.17 Acres



SALE PRICE

\$528,000
(\$110/SF)



LEASE RATE

\$9.50/SF + 1.50/SF NNN
(\$4,400/Mo.)

- 2 dance floors, reception, 2 ADA restrooms and changing room
- New flooring, paint, and lighting throughout
- IDO Zoning: [MX-M](#)

NA SunVista

got space™

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

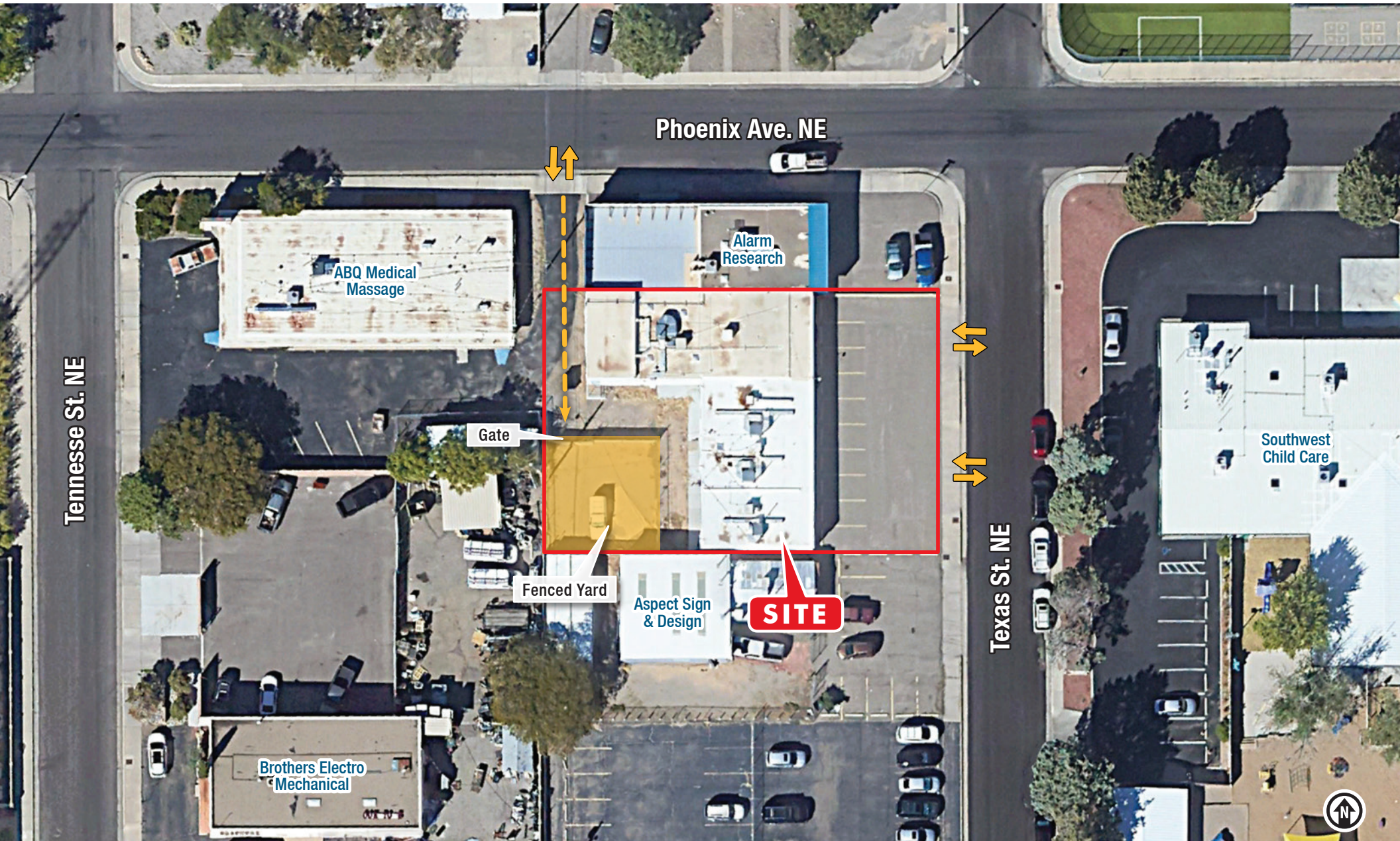
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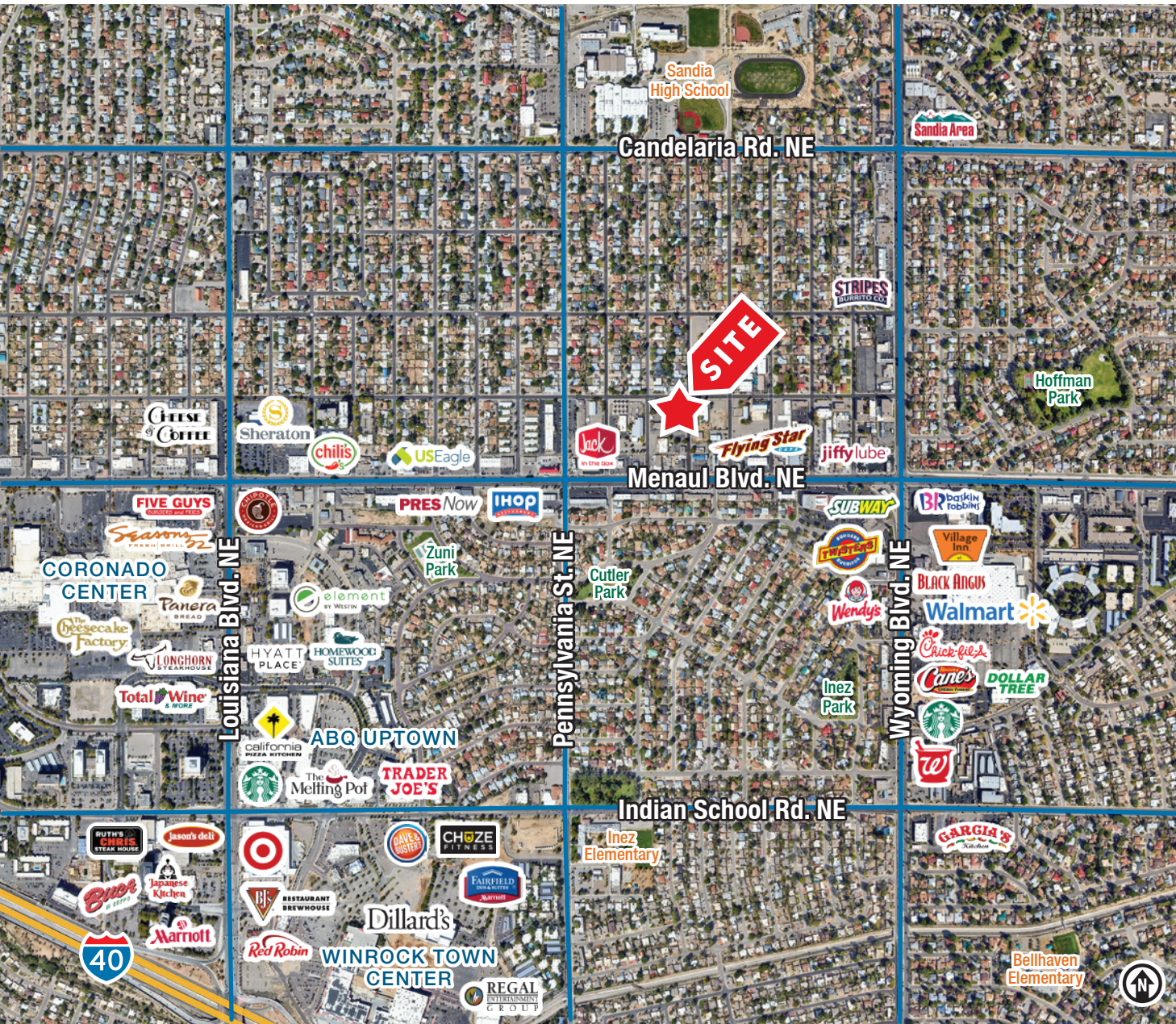
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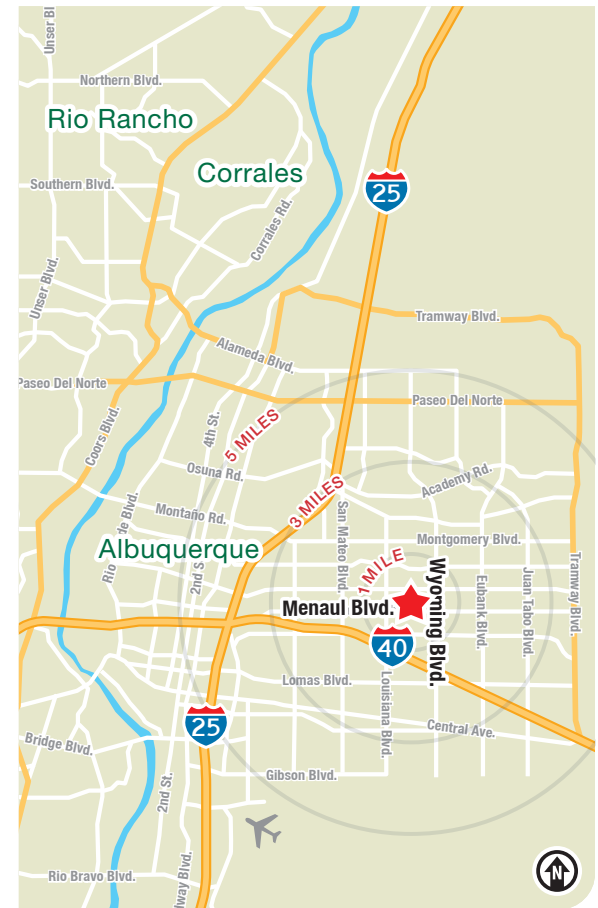
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LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	14,963	146,256	308,010
Average HH Income	\$86,284	\$81,202	\$91,923
Daytime Employment	12,339	81,730	207,797

2024 Forecasted by Esri



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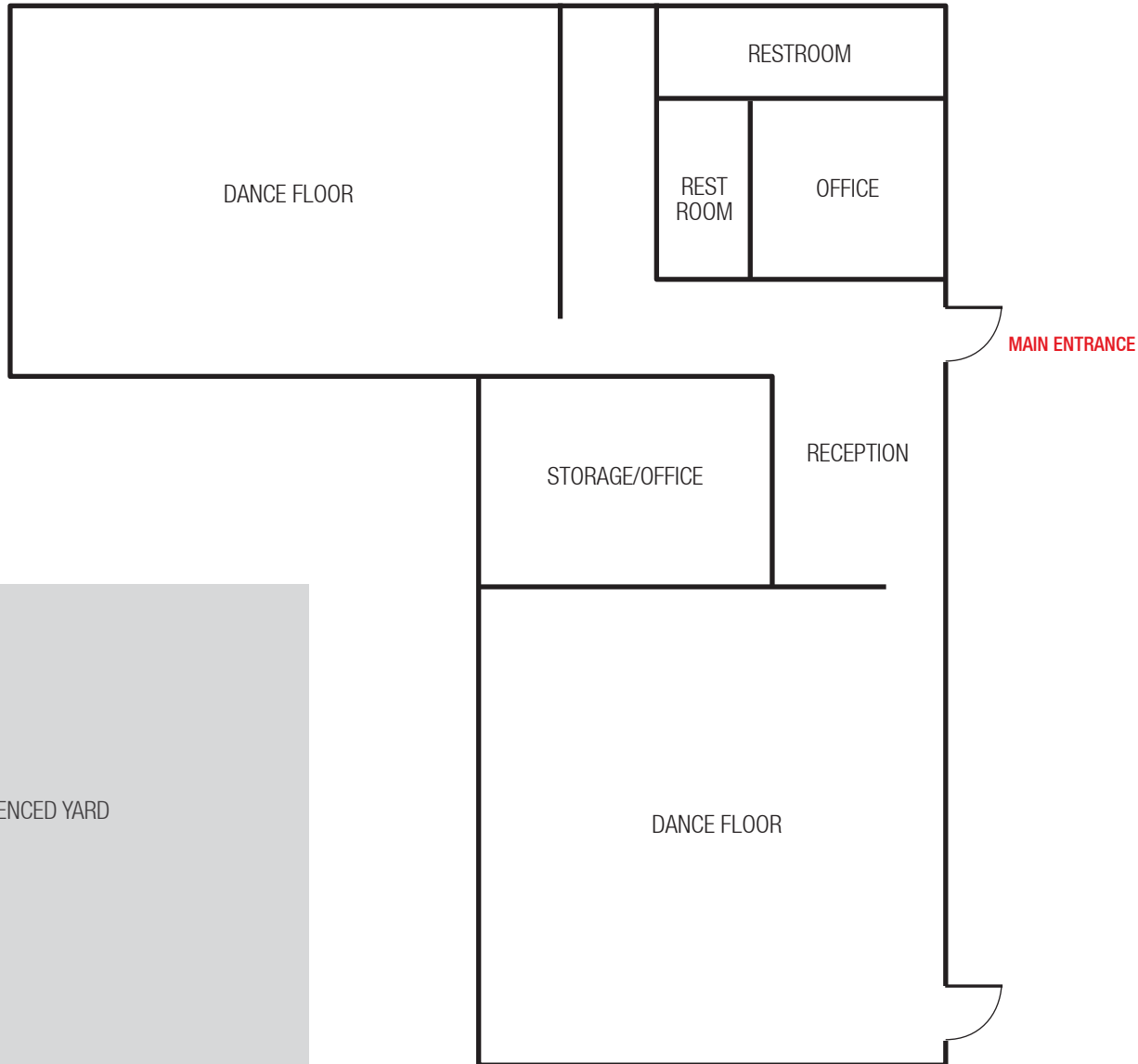
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FLOOR PLAN

±4,800 SF

Floor plan not to scale.