



For Sale

North I-25 Corridor Office Condominium

EASY ACCESS TO I-25 & PASEO DEL NORTE



 Visit Our YouTube Channel
to View this Property Video 

8311 San Pedro Dr. NE | Suites B & C | Albuquerque, NM 87113

NWQ Paseo del Norte & San Pedro Dr. NE



AVAILABLE

±2,924 SF



SALE PRICE

\$685,000 (\$234/SF)

- Versatile space with updated flooring and paint throughout
- Three new HVAC units and newer windows allowing for abundant light

NA SunVista

got space™

Shelly Branscom, CCIM
shelly@sunvista.com
505 414 2669

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SITE

AVAILABLE

Suites B & C: ±2,924 SF
(2nd Level)

HIGHLIGHTS

- Easy access to I-25 and Paseo del Norte
- Three new HVAC units in 2024
- Updated flooring and paint throughout
- Newer windows allowing for an abundance of natural light
- Fire suppression system with sprinklers
- Fiber service available
- Owner responsible for maintenance and replacement of the roof
- Condo Association responsible for maintenance, repairing and replacement of HVAC systems
- Parking ratio: 4.4:1000

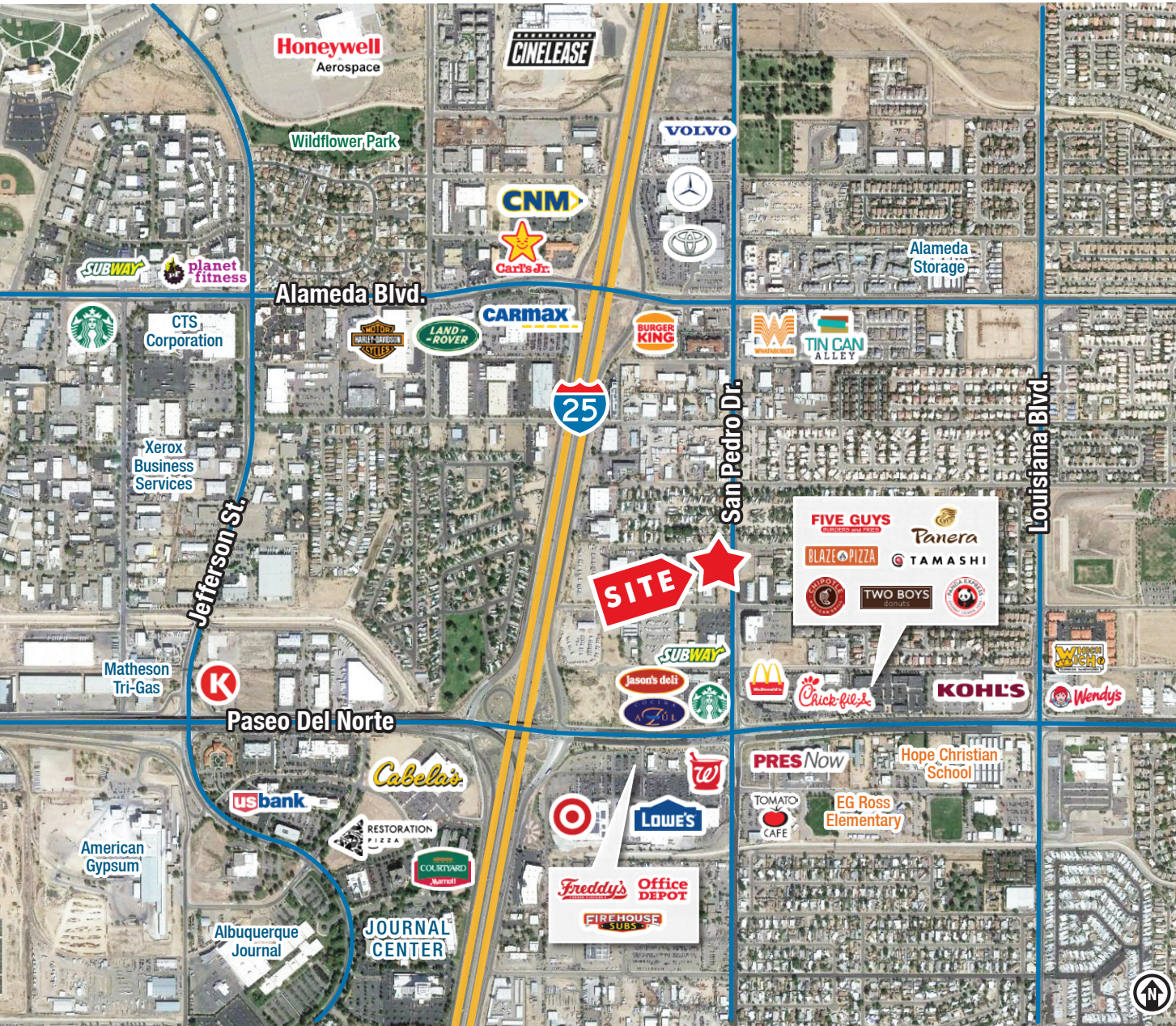
IDO ZONING

- [NR-BP](#) 

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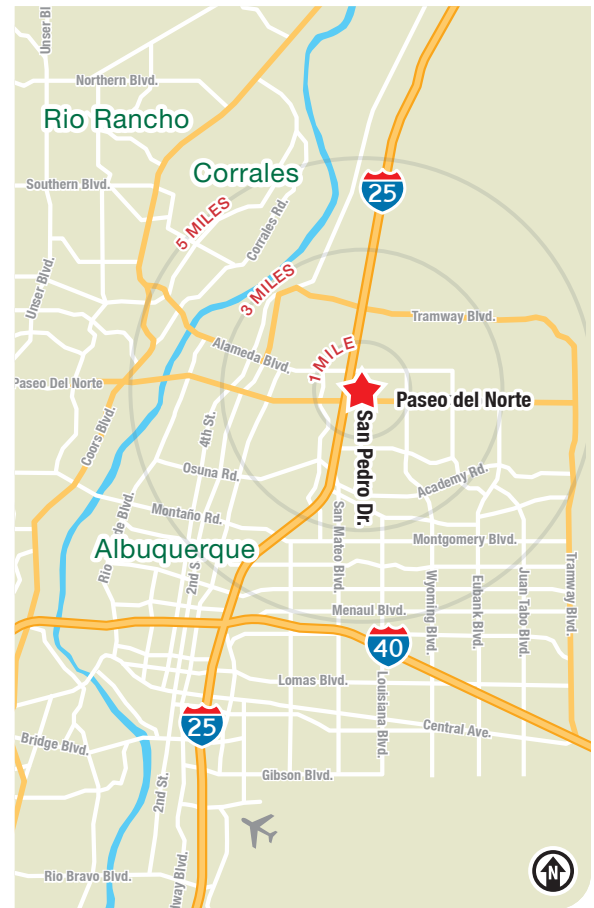
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LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	10,530	63,155	166,203
Average HH Income	\$118,358	\$116,090	\$112,565
Daytime Employment	14,122	65,986	132,449

2024 Forecasted by Esri



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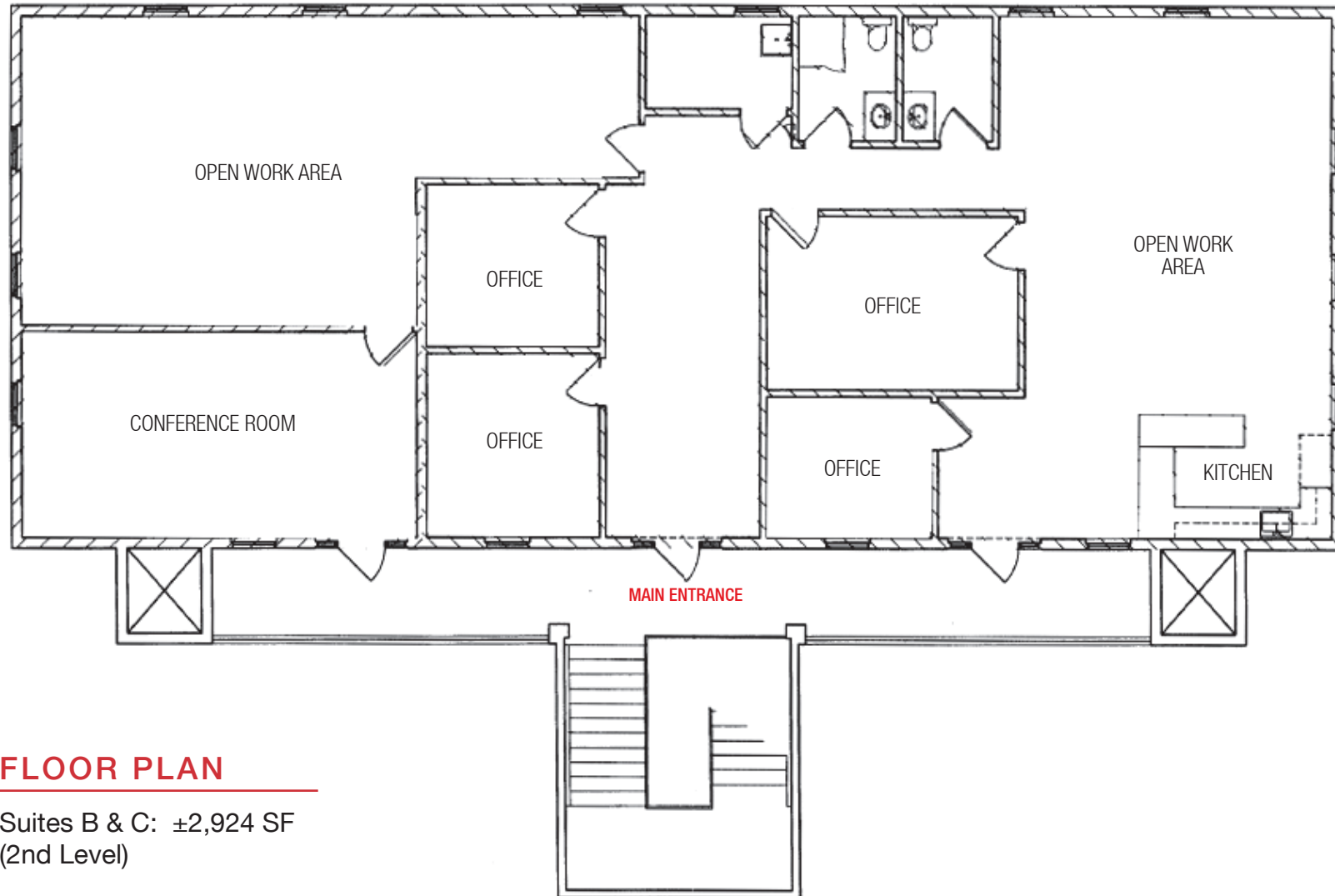
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FLOOR PLAN

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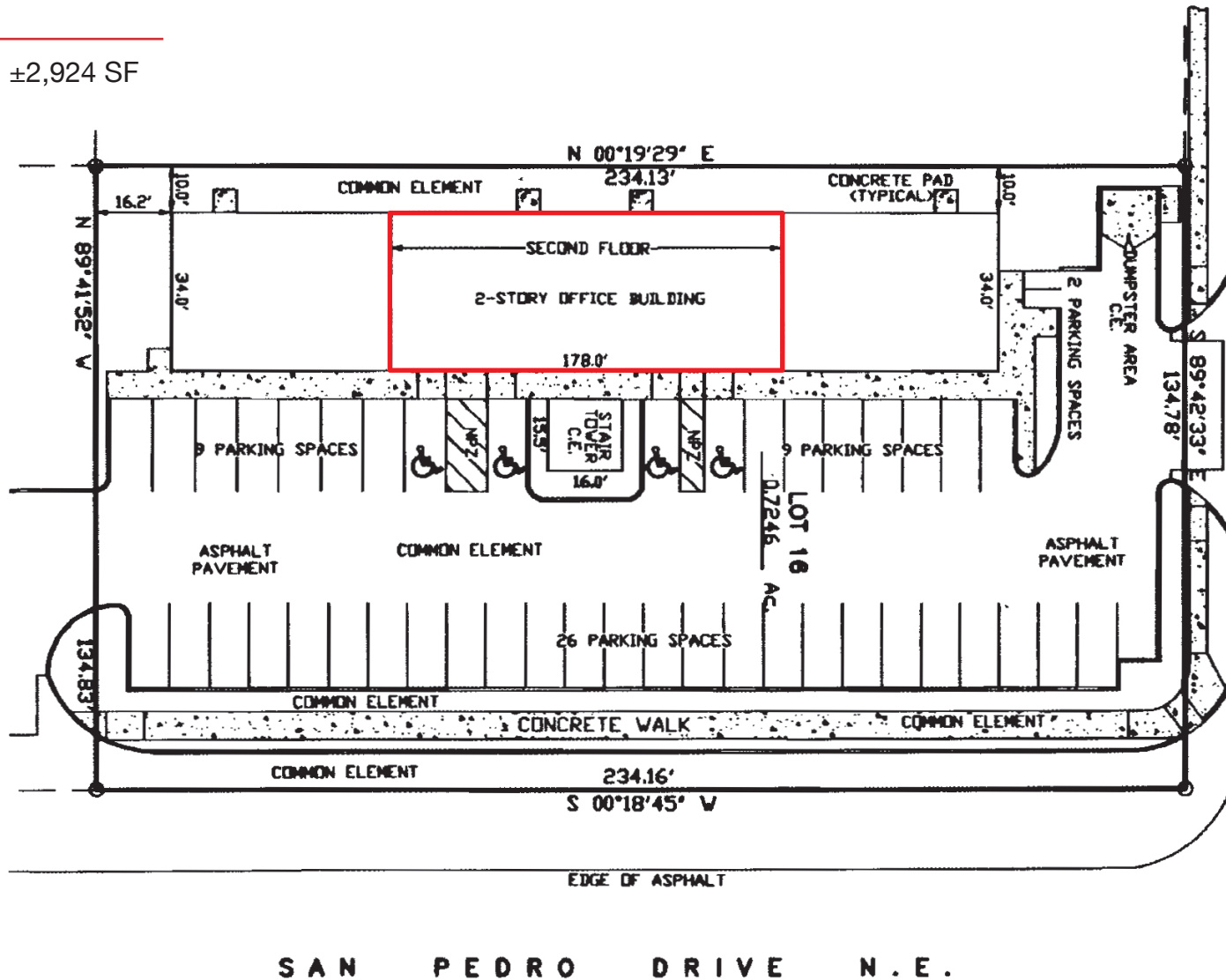
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PLAT

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SAN PEDRO DRIVE N.E.

ANAHEIM AVENUE N.E.
60' R/W

