

For Sale

Automotive Repair Shop With Yard

WELL MAINTAINED WITH OPTION TO DEMISE



201 Pennsylvania St. & 210 Dallas St. NE | Albuquerque, NM 87108

NAI SunVista] **Got Space™**

Opening the Door to Commercial Real Estate Excellence

**±9,500 SF on ±0.57 Ac.
Available**

Alexis Lovato

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PROPERTY

AVAILABLE

Building: ±9,500 SF

Land: ±0.57 Acres

SALE PRICE \$1,140,000

ZONING MX-M 

HIGHLIGHTS

- Convenient access to I-40 and Central Ave.
- Fully-fenced yard
- Ceiling heights: 14'-1" and 18'-11"
- 11 new roll-up doors

201 PENNSYLVANIA ST. NE

- ±4,700 SF
- ±0.28 Acres
- 3 new roll-up doors
- Three-phase power
- Ceiling height: 14'-1"

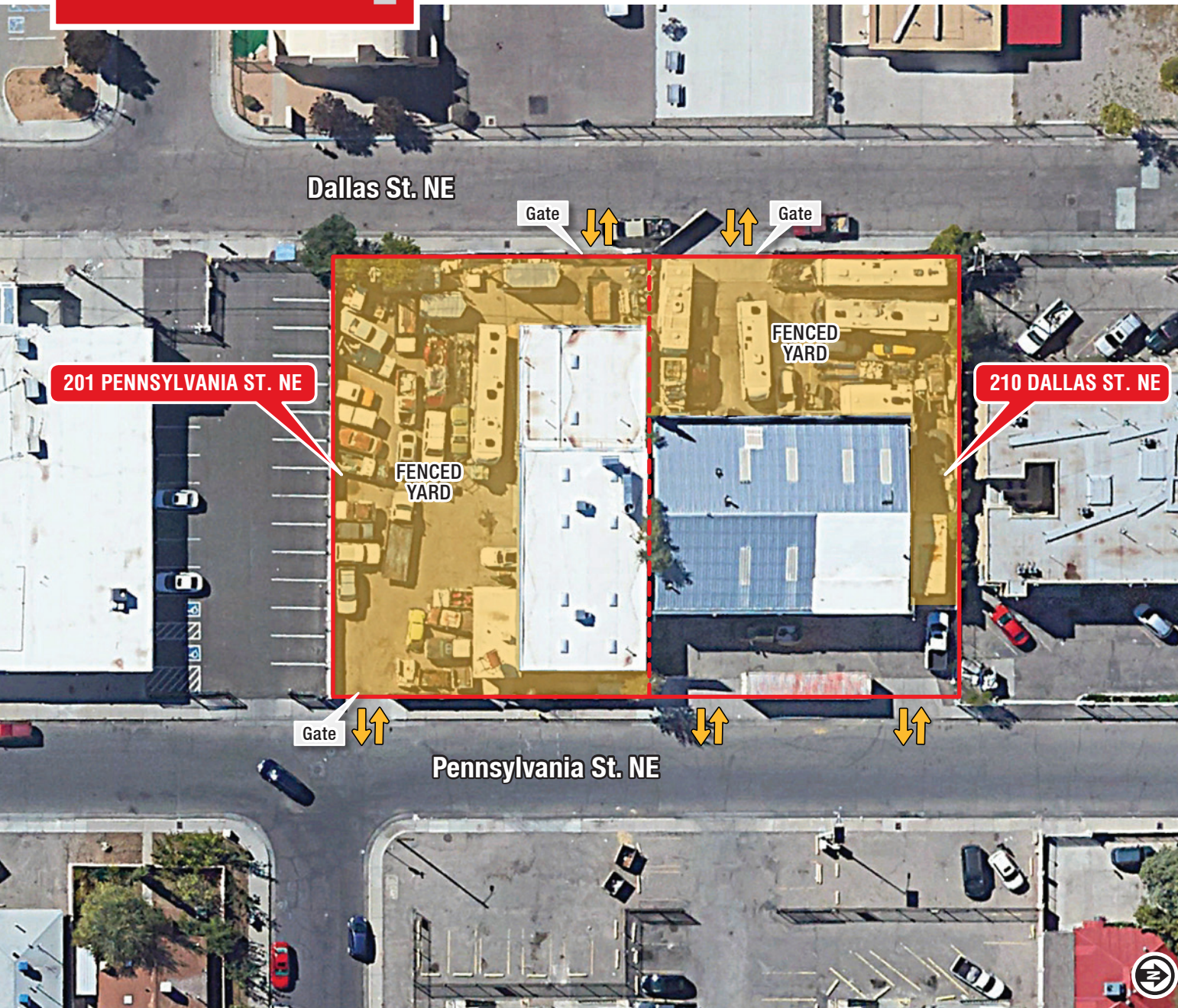
210 DALLAS ST. NE

- ±4,800 SF
- ±0.29 Acres
- 8 new roll-up doors
- TPO roof (8 years old)
- Single-phase power
- Ceiling height: 18'-11"

Existing equipment available for purchase:

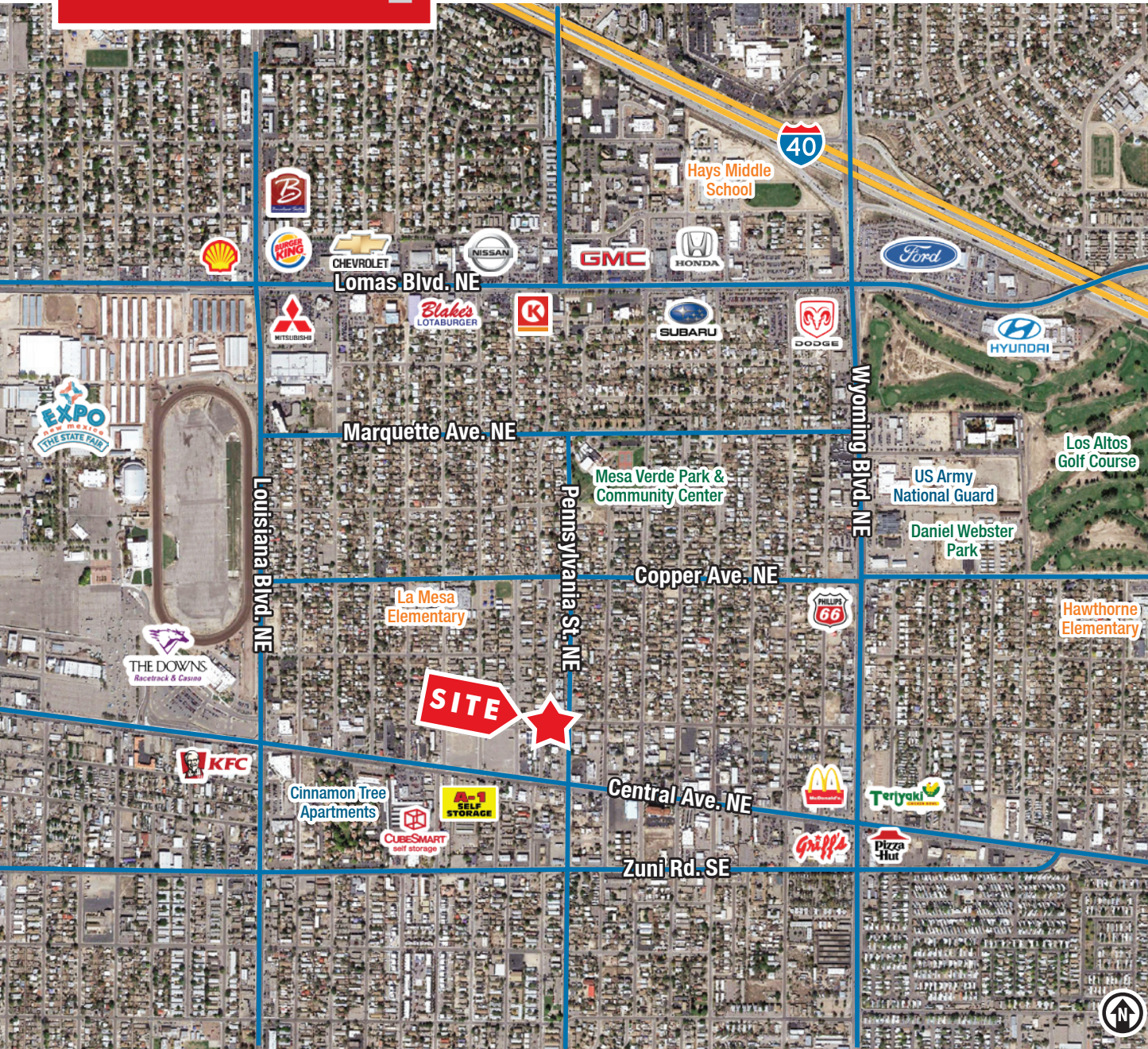
- 5 lifts
- Paint booth with mixing room
- Frame machine

See Advisors for details



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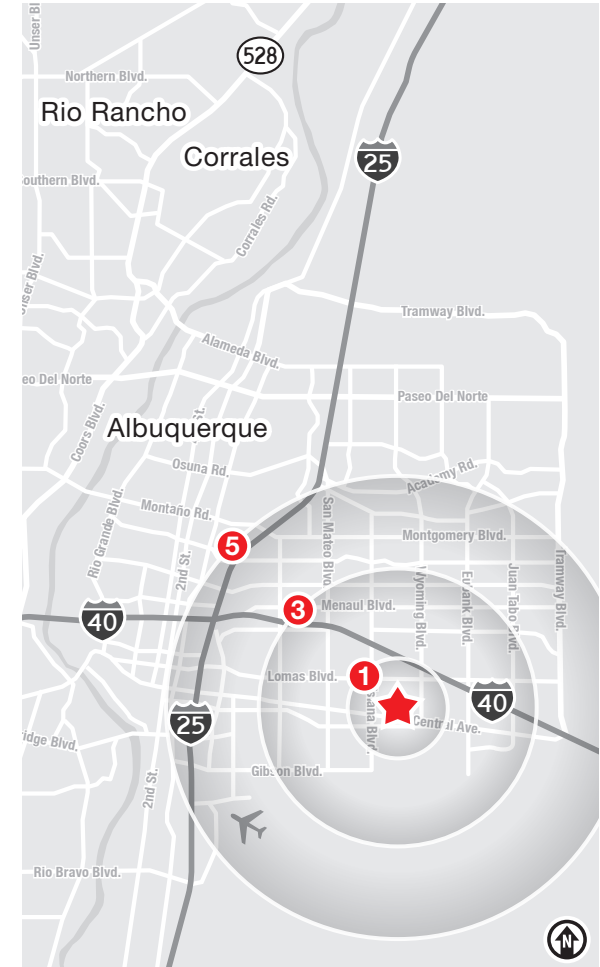
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LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	21,729	114,239	254,717
Average HH Income	\$50,318	\$77,514	\$83,859
Daytime Employment	6,220	\$77,514	155,717

2025 Forecasted by Esri



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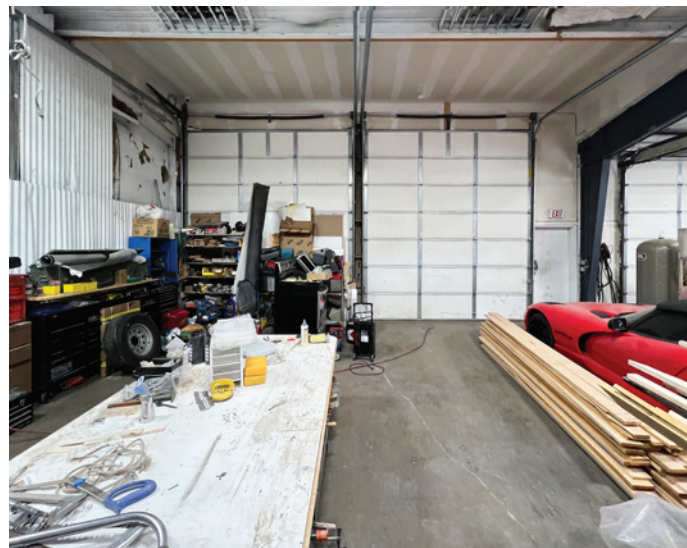
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