

For Sale

Stand-Alone Office/Flex Space

WITH FENCED YARD IN THE HEART OF THE NORTH VALLEY



PRICE REDUCED!

MOTIVATED OWNER FOR A QUICK SALE!

5717 Edith Blvd. NE | Albuquerque, NM 87107

NASunVista] **Got Space™**

**±2,103 SF on ±0.128 Ac.
Available**

Lisa Mercer CCIM

lisa@sunvista.com | 505 235 8503

Martha Carpenter

martha@sunvista.com | 505 228 0154

For Sale

5717 Edith Blvd. NE | Albuquerque, NM 87107



PROPERTY

AVAILABLE

Building: ±2,103 SF
Land: ±0.128 Acres

SALE PRICE

~~\$400,000~~ \$380,000 (\$180.69/SF)

HIGHLIGHTS

- Fenced, secure yard
- Upgrades to flooring, paint and break area
- Live/work office floor plan
- Monument signage
- Washer/dryer hookups
- Tours available Tuesdays thru Thursdays only – Contact Advisor

ZONING

- [C-1, Bernalillo County](#) 🗺️

LOCATION

NWQ Edith Blvd. &
Montaño Rd. NE

5717 Edith Blvd. NE | Albuquerque, NM 87107



Koala Insulation

SITE

Building: ±2,103 SF
Land: ±0.128 Ac.

Monument Sign

**FENCED
YARD**

Gate

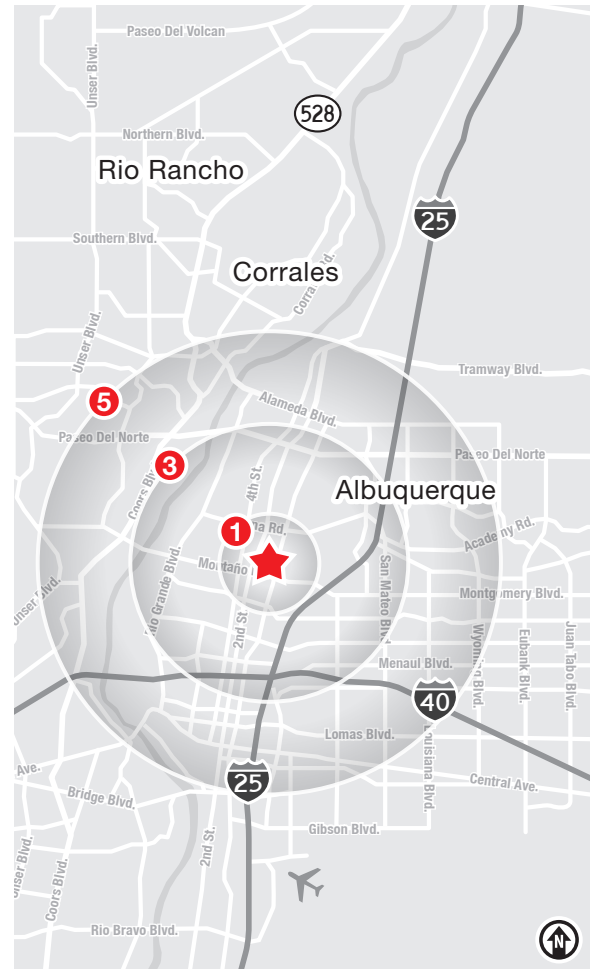
El Ensueno Cir. NE

Edith Blvd. NE

Mini Maid Of Albuquerque

Demographics	1 Mile	3 Mile	5 Mile
Total Population	4,840	70,692	243,114
Average HH Income	\$80,303	\$82,432	\$91,712
Daytime Employment	9,881	78,126	219,014

2024 Forecasted by Esri

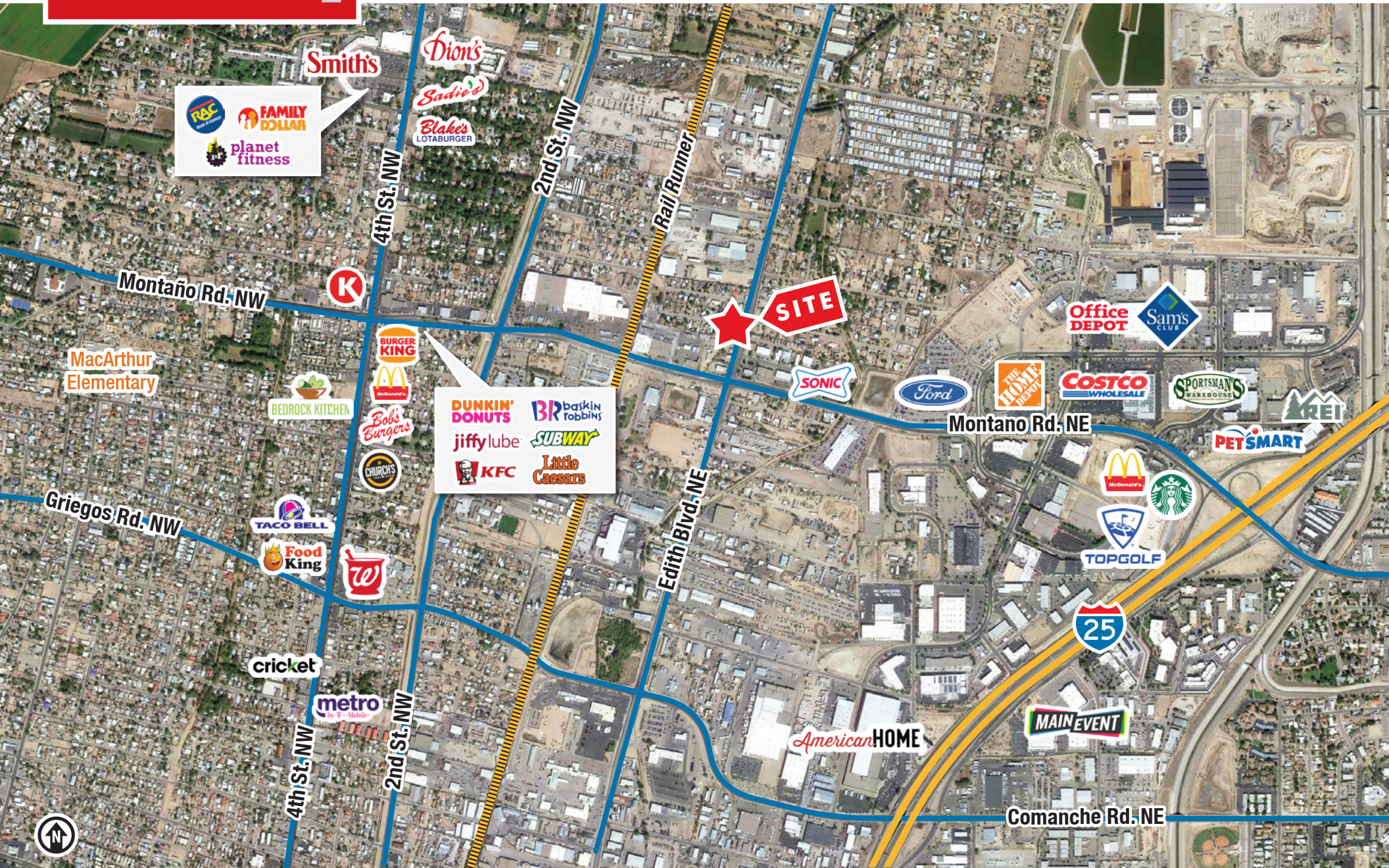


505 878 0001 | sunvista.com
2424 Louisiana Blvd. NE | Suite 100
Albuquerque, NM 87110

Martha Carpenter
martha@sunvista.com
505 228 0154

For Sale

5717 Edith Blvd. NE | Albuquerque, NM 87107



NAISunVista

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

Lisa Mercer CCIM
lisa@sunvista.com
505 235 8503

Martha Carpenter
martha@sunvista.com
505 228 0154

For Sale

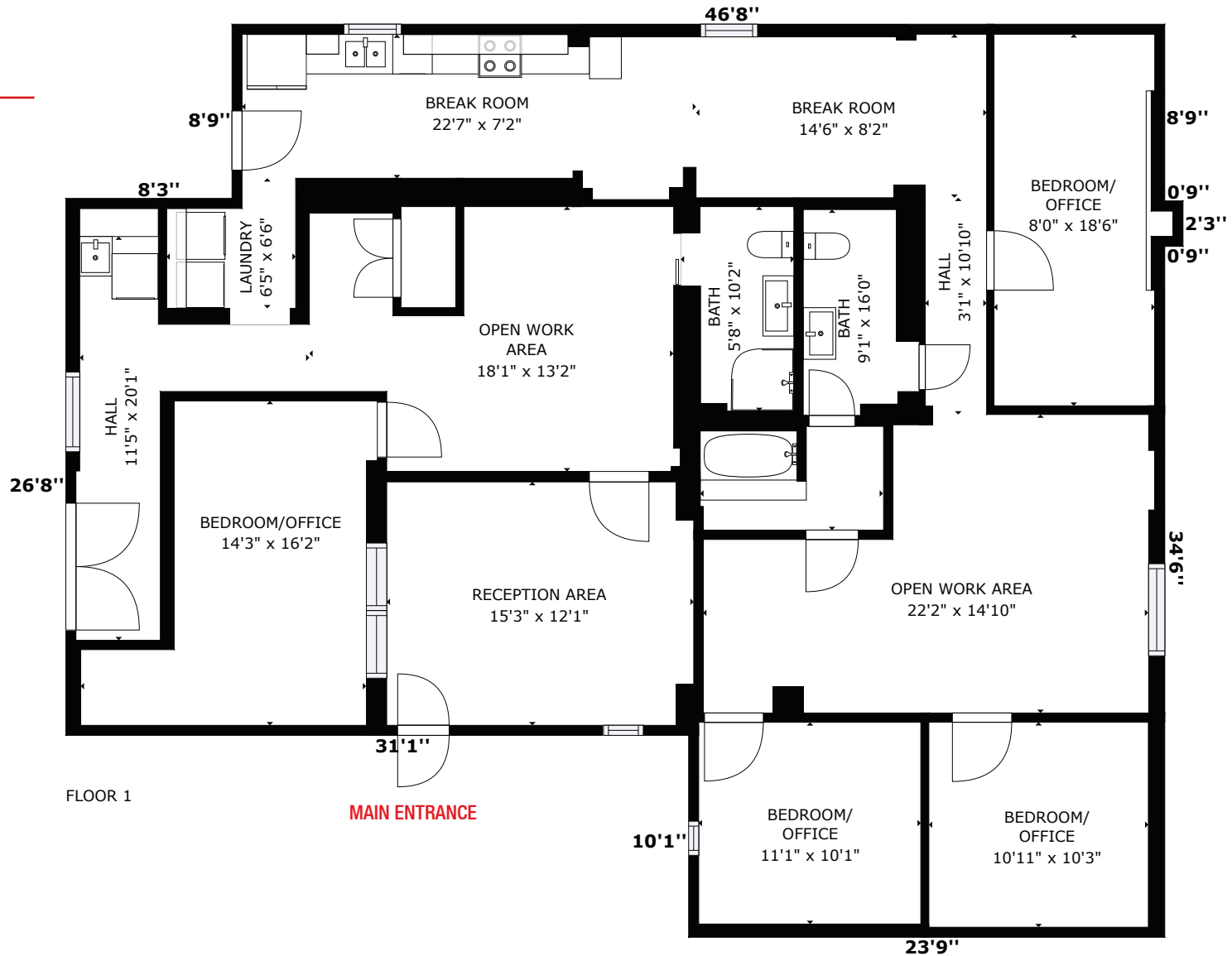
5717 Edith Blvd. NE | Albuquerque, NM 87107

FLOOR PLAN

AVAILABLE

±2,103 SF

FENCED
YARD



Edith Blvd. NE

El Ensueno Cir. NE

