

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

**±2,103 SF on ±0.128 Ac.
Available**

Lisa Mercer CCIM
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Martha Carpenter
martha@sunvista.com | 505 228 0154

NAI SunVista] Got Space™

Opening the Door to Commercial Real Estate Excellence

For Sale

5717 Edith Blvd. NE | Albuquerque, NM 87107



PROPERTY

AVAILABLE

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

SALE PRICE

~~\$400,000~~ \$370,000 (\$175.93/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

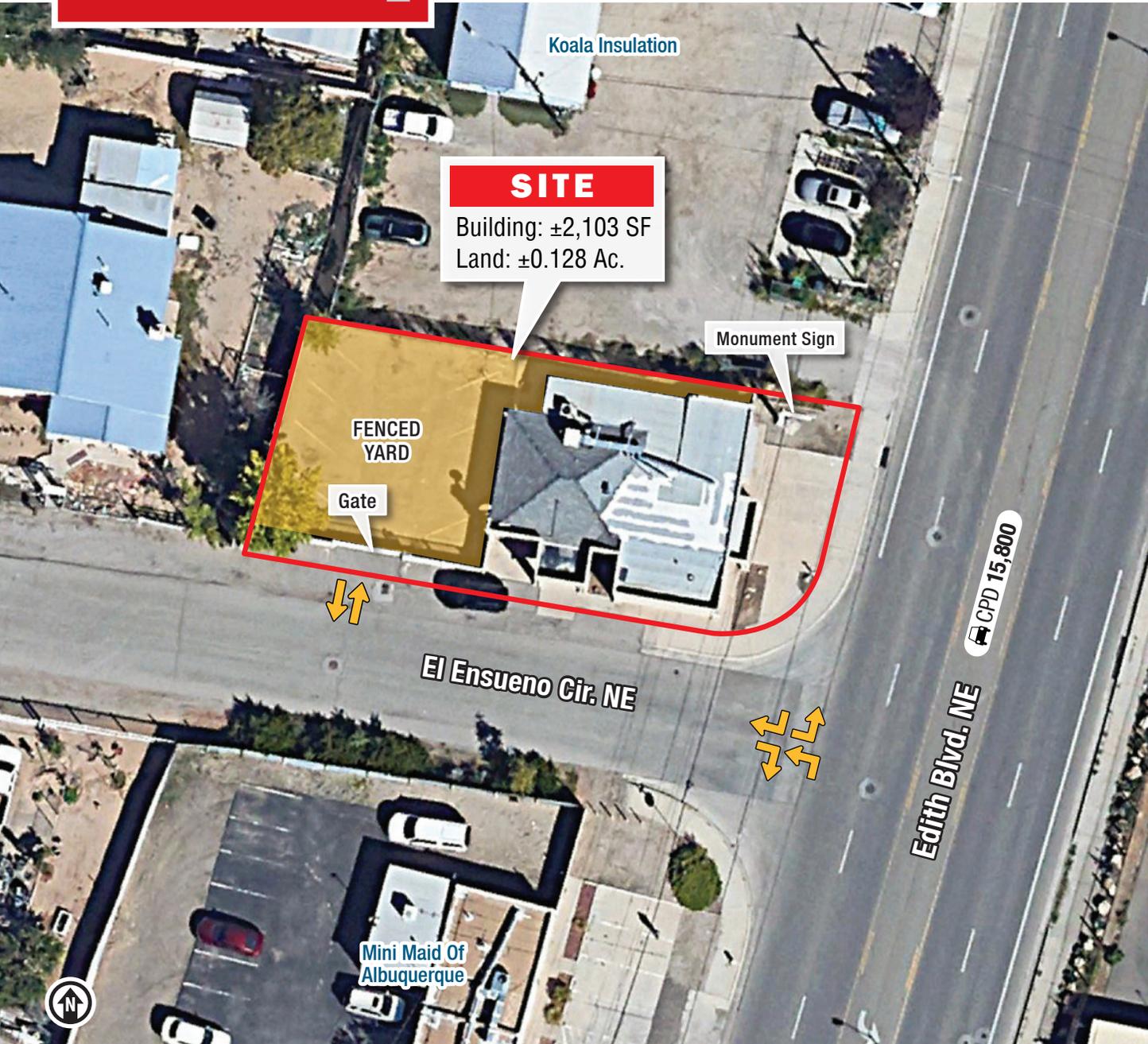
- [C-1, Bernalillo County](#) 🗺️

LOCATION

NWQ Edith Blvd. &
Montaño Rd. NE

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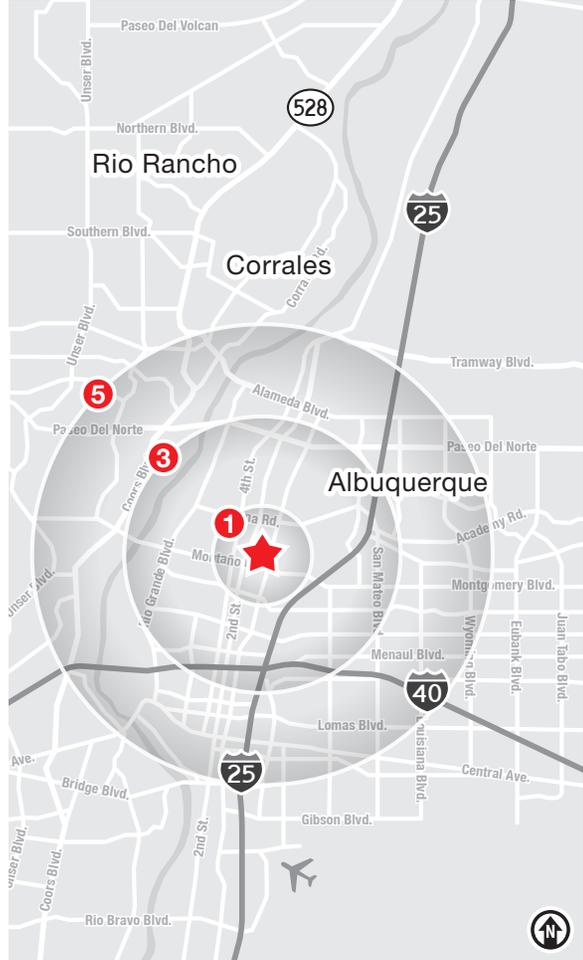


SITE
 Building: ±2,103 SF
 Land: ±0.128 Ac.

LOCATION

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



NAI SunVista

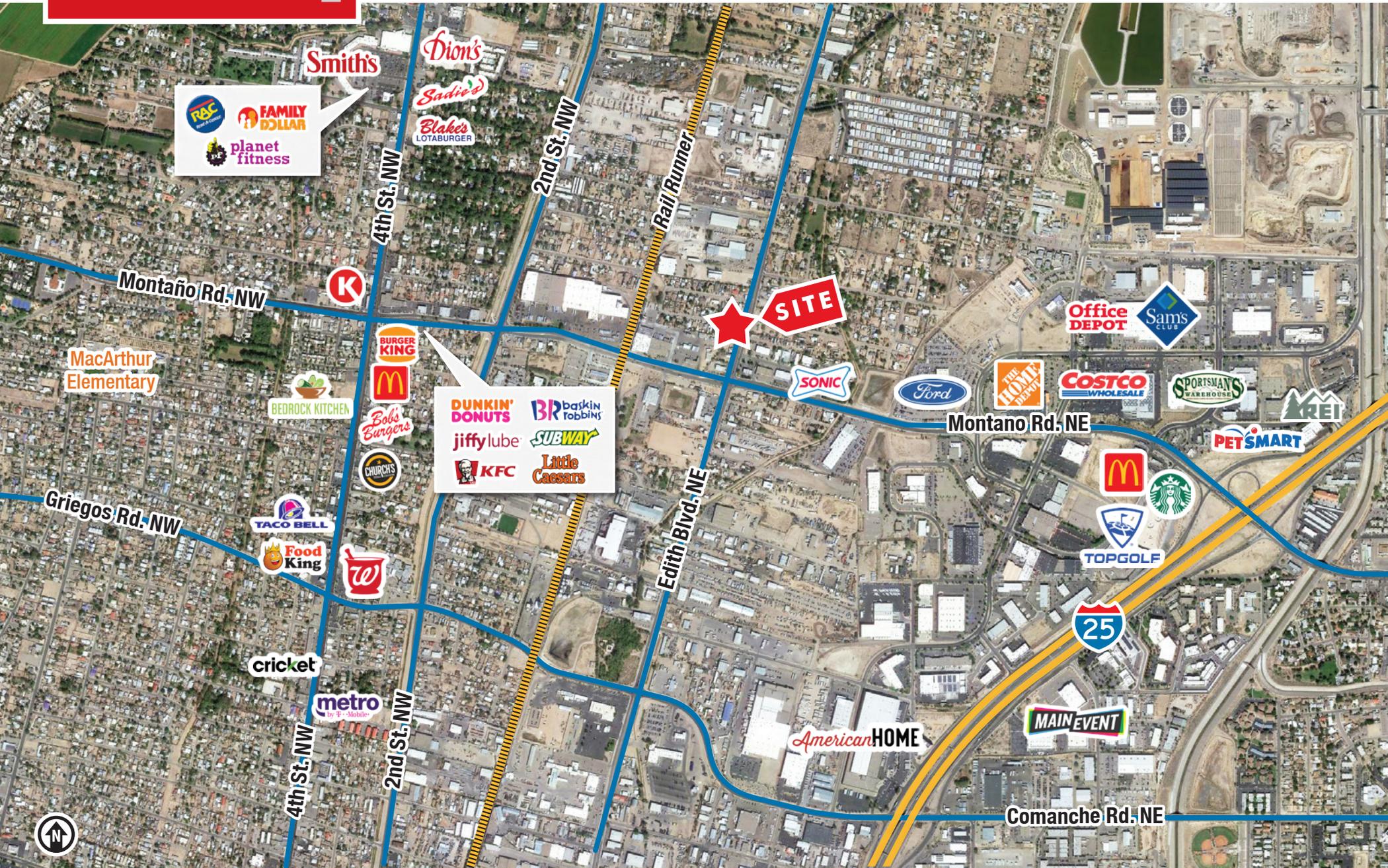
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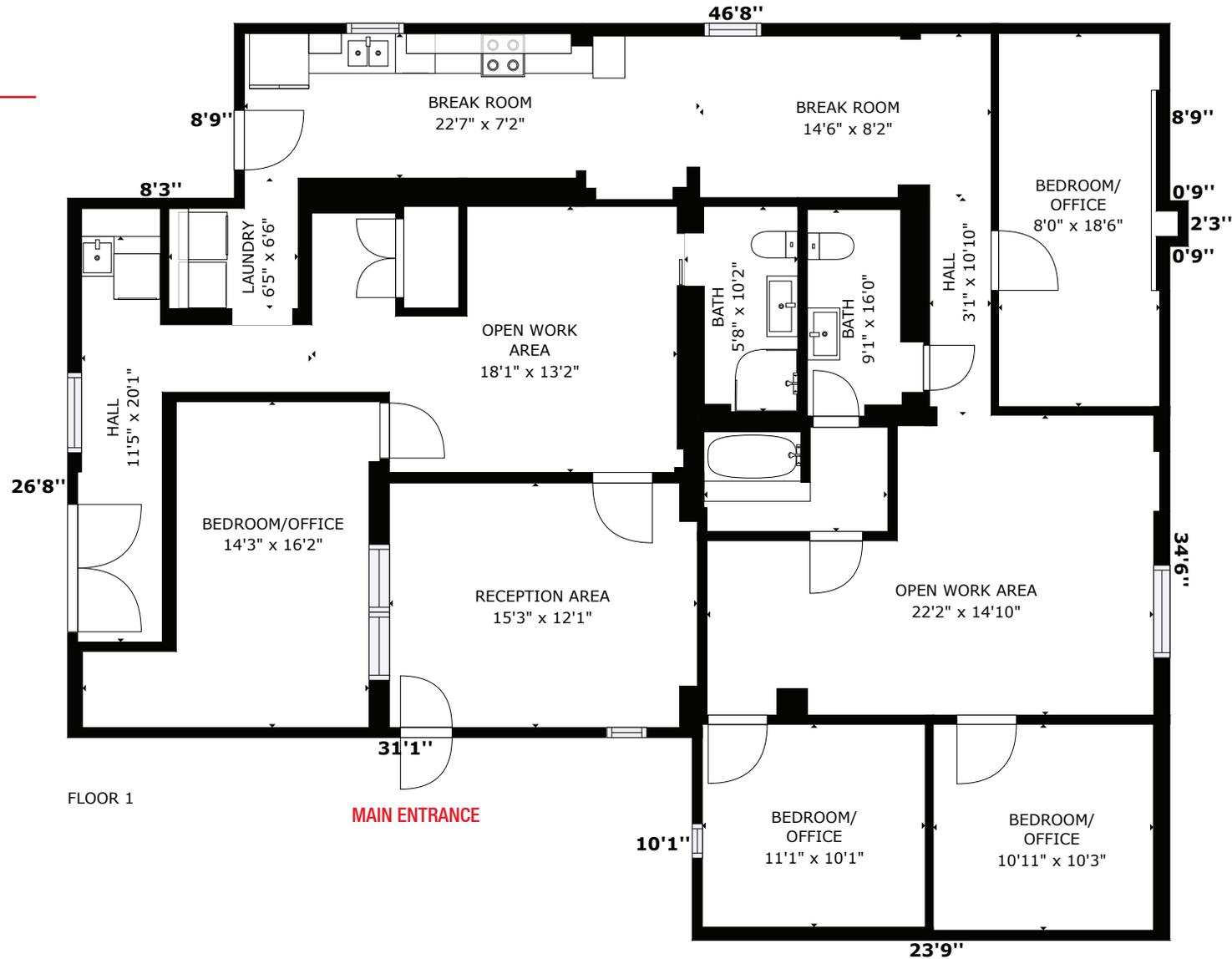
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FLOOR PLAN

AVAILABLE

±2,103 SF

FENCED
YARD



Edith Blvd. NE

El Ensueno Cir. NE

