

**For Sale
or Lease**

North Valley Stand-Alone Retail/Office

IDEAL FOR OFFICE, WELLNESS, OR ASSISTED LIVING



SALON BUILDOUT

700 Montañó Rd. NW | Albuquerque, NM 87107

NALSunVista] **Got Space™**

Opening the Door to Commercial Real Estate Excellence

**±4,434 SF on 0.32 Ac.
Available**

Alexis Lovato

alexis@sunvista.com | 505 639 6433

Randall Parish

randall@sunvista.com | 505 338 4110

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PROPERTY

AVAILABLE

Building: $\pm 4,434$ SF
Land: ± 0.32 Acres

SALE PRICE

\$842,460 (\$190/SF)

LEASE RATE

See Advisors

HIGHLIGHTS

- Formerly operated as a salon with private rooms and plumbing in place
- Layout ideal for spa/wellness, medical, counseling, or assisted living use
- Beautiful North Valley setting near the Rio Grande
- Highly-traveled commuter corridor with river crossing
- Highly visible to 29,100 cars per day
- On-site parking
- Convenient access to Rio Grande Blvd. and I-40

ZONING MX-T 

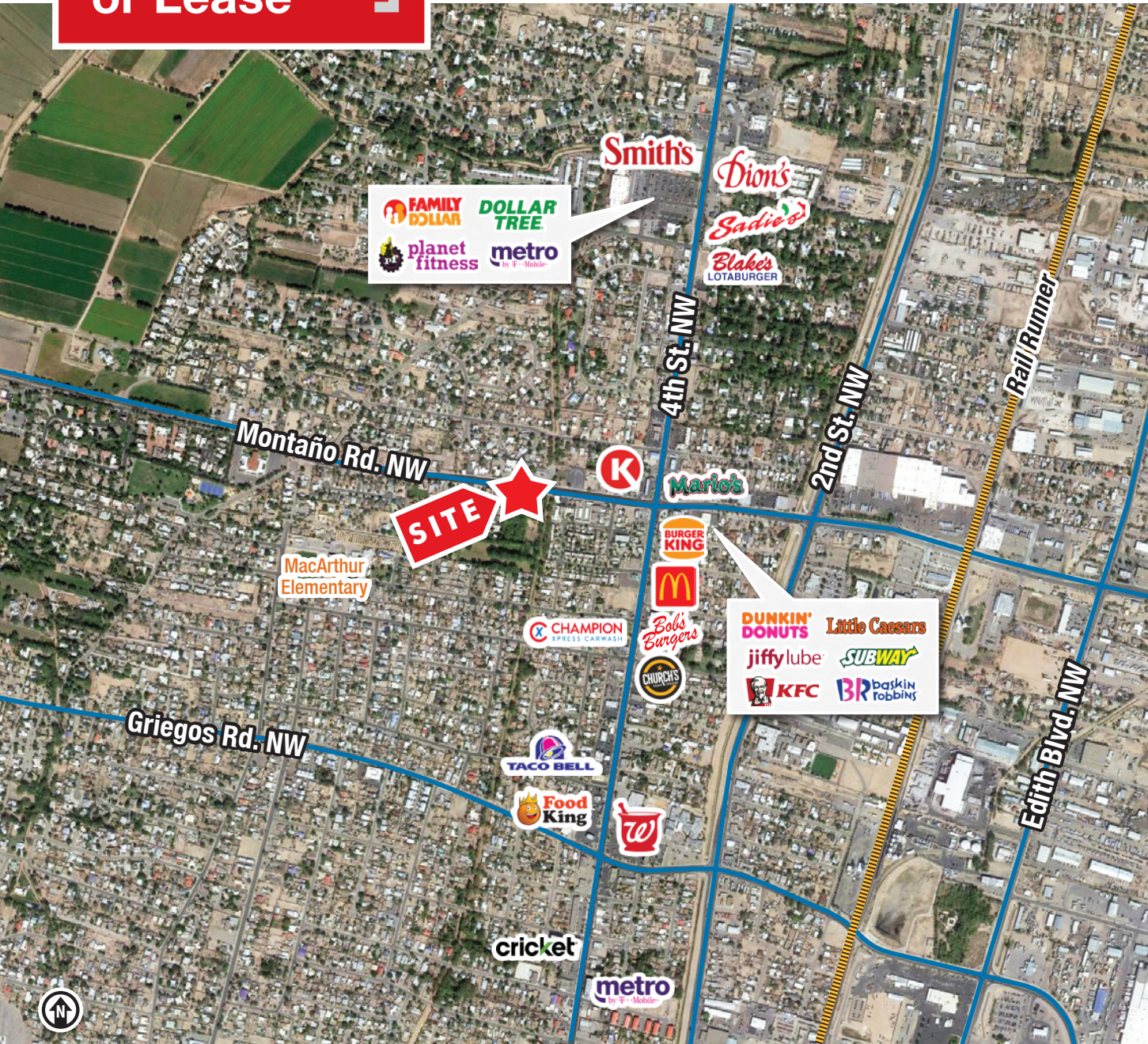
LOCATION

SWQ Montañó Rd. & 4th St. NW



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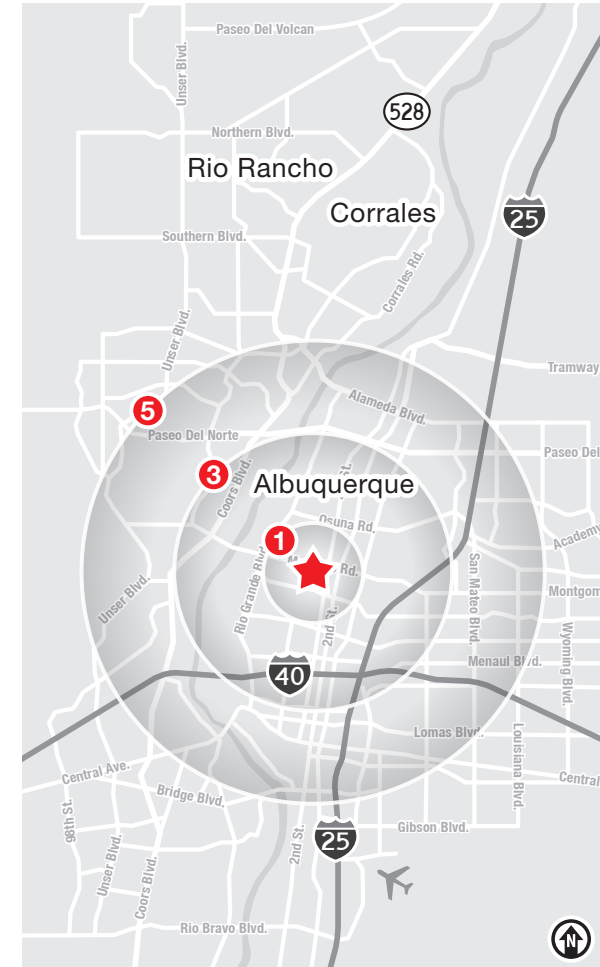
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LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	8,878	62,811	233,856
Average HH Income	\$96,310	\$93,107	\$92,418
Daytime Employment	4,908	56,495	198,858

2025 Forecasted by Esri



NAI SunVista

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FLOOR PLAN

±4,434 SF

PARKING

