

For
Sale

Northeast Heights Office/Retail Space

IN THE HIGH-TRAFFIC WYOMING BLVD. CORRIDOR



2547 Wyoming Blvd. NE | Albuquerque, NM 87112

±1,905 SF Available

NAISunVista] Got Space™

Opening the Door to Commercial Real Estate Excellence

Clay Azar CCIM
clay@suvista.com | 505 480 9777

For Sale

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PROPERTY

AVAILABLE

Building: ±1,905 SF
Land: ±.086 Acres

SALE PRICE

\$390,000

HIGHLIGHTS

- Split-level space in the Lynn Building
- Recently updated
- Refrigerated air
- Ample parking
- Great visibility from Wyoming Blvd.
- Seller financing available

ZONING [MX-T](#)

LOCATION

SWQ Wyoming Blvd. & Candelaria Rd. NE

[Take a Virtual Tour](#) 

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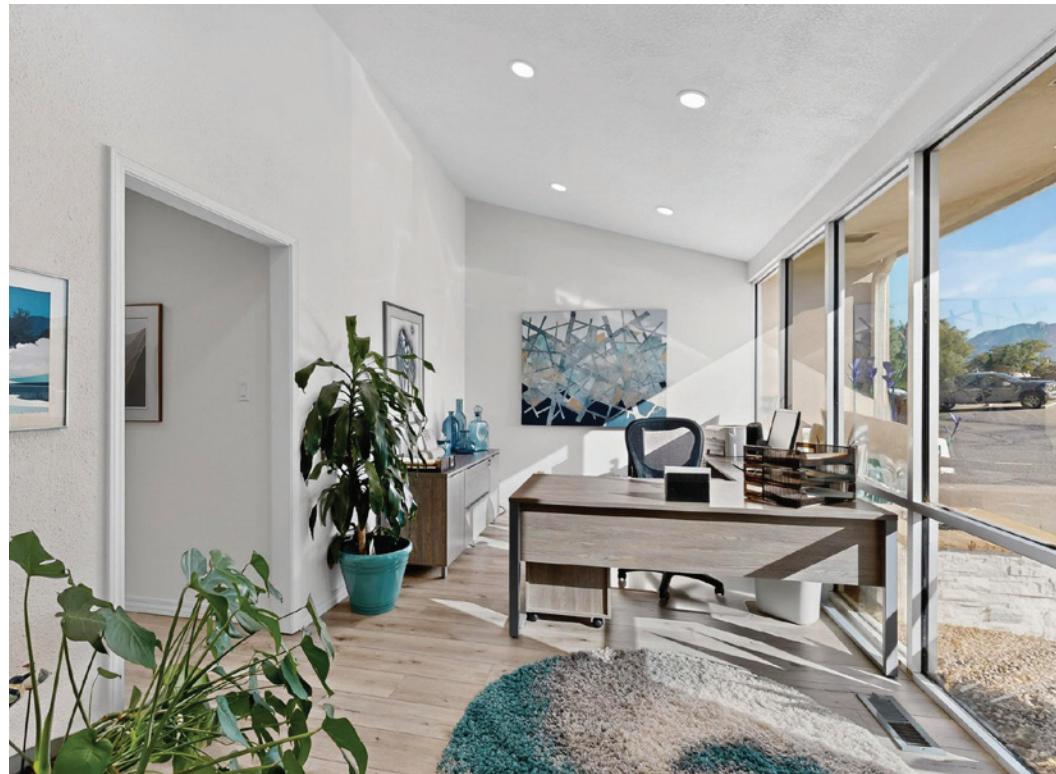
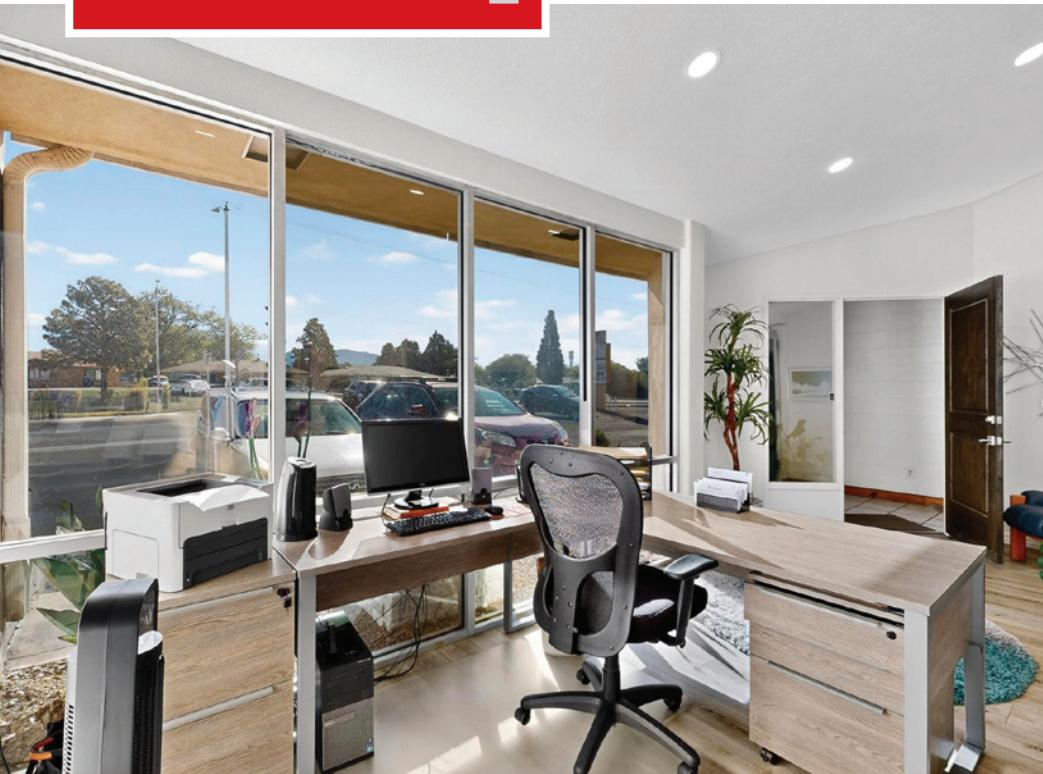
NAI SunVista

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

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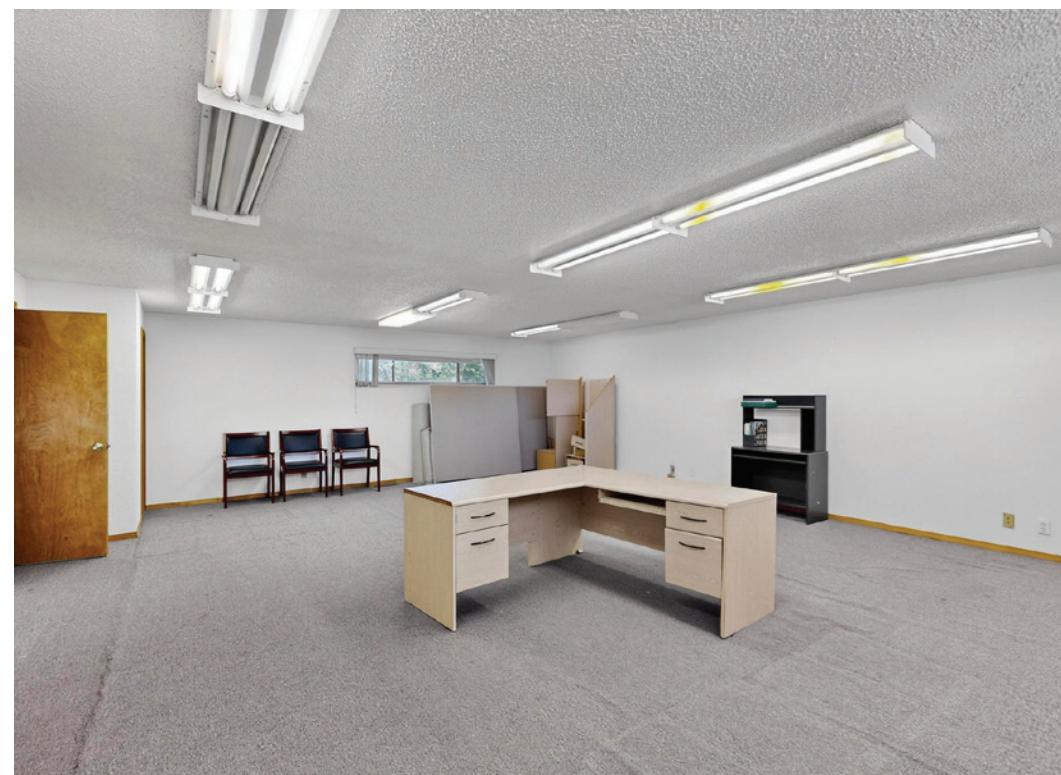
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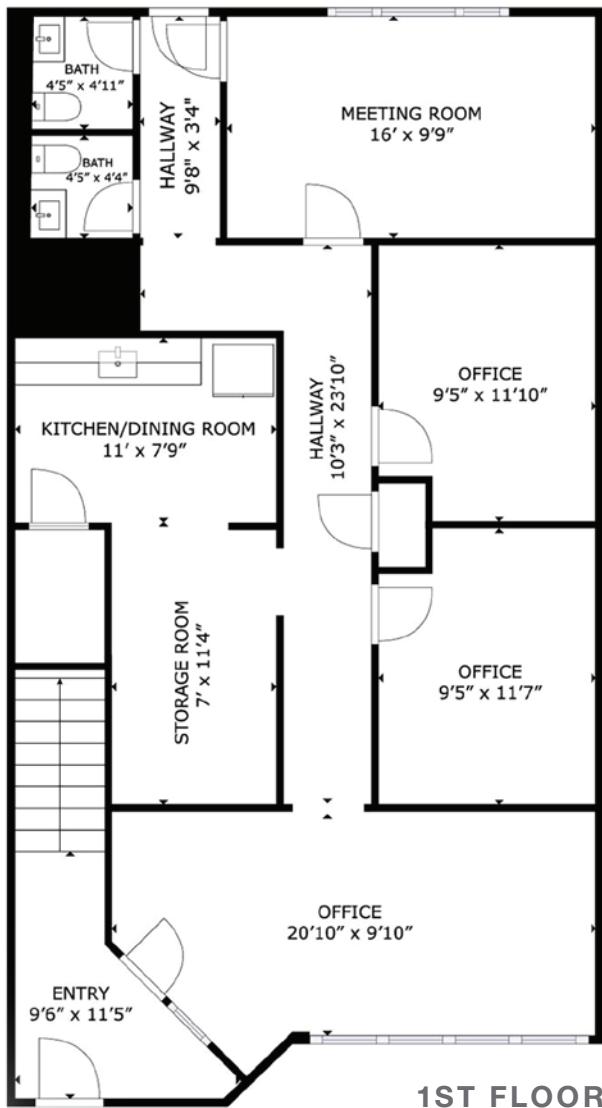
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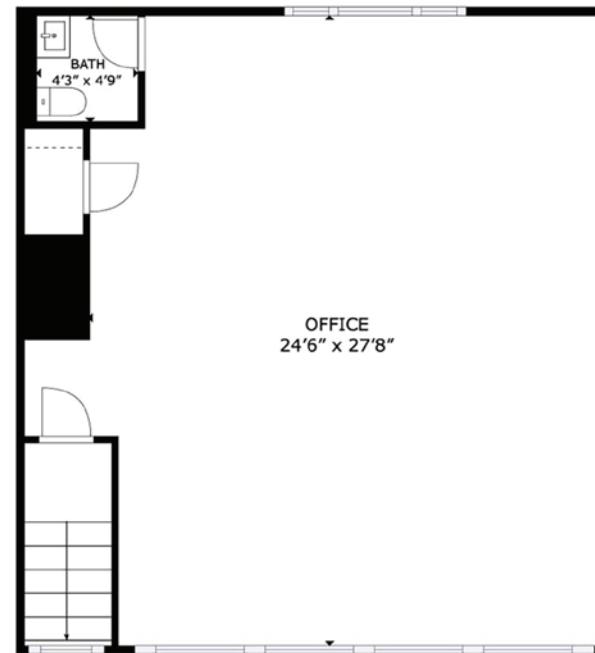
FLOOR PLAN



AVAILABLE

±1,905 SF

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2ND FLOOR



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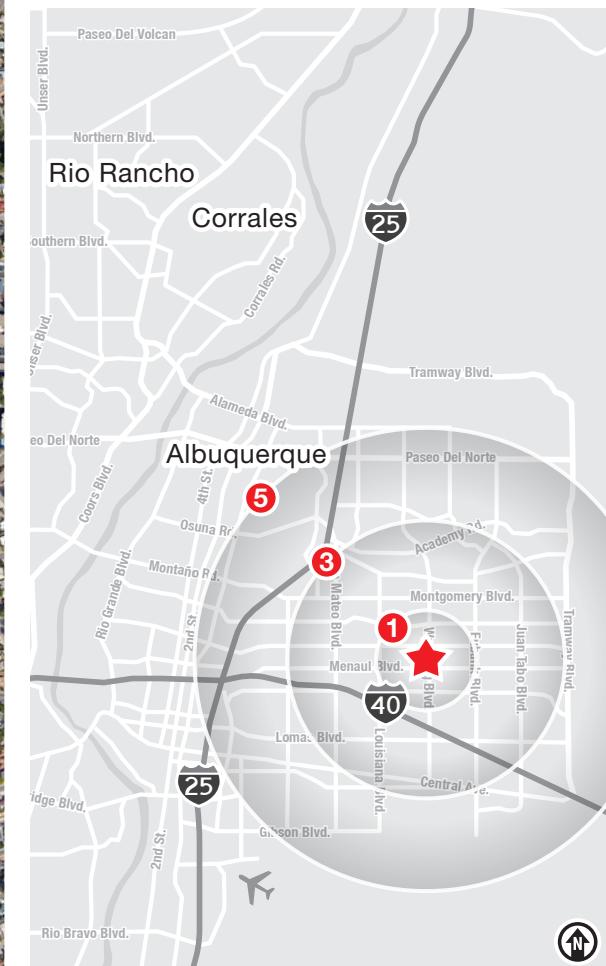
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LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	16,591	144,296	303,402
Average HH Income	\$85,599	\$85,820	\$95,392
Daytime Employment	6,617	69,090	181,817

2025 Forecasted by Esri



Albuquerque

TRADE AREA ANALYSIS

ALBUQUERQUE | NEW MEXICO

Located near the geographic center of New Mexico at the intersection of I-25 and I-40 and resting at the foot of the Sandia Mountains, Albuquerque is the state's most populous city and one of the most livable in the U.S. The city serves as a major transportation and shipping hub for the Southwest, with BNSF Railway, air cargo from Albuquerque International Airport (Sunport), and a commuter train running from Belen to Santa Fe. Albuquerque is home to the International Balloon Fiesta, the world's largest gathering of hot-air balloons. A talented workforce, a business-friendly environment, a community rooted in history and a high quality of life make Albuquerque hard to beat.

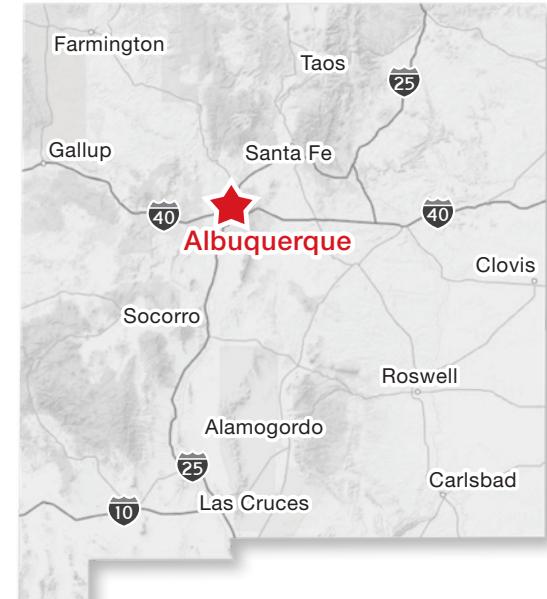
ALBUQUERQUE BY THE NUMBERS (ESRI 2025 Demographics)



932,477
Albuquerque
Metro
Population



**The
Largest**
City in the State



In the News

Ranked 6th in America's favorite cities list - *Travel + Leisure*
Ranks among America's best cities for global trade - *Global Trade Magazine*
The 5th most cost-friendly city to do business in the U.S. - *KPMG*

TOP 8 REASONS TO CHOOSE ALBUQUERQUE

- Low-risk location
- Skilled workforce
- Business incentives
- The metro area communities
- Quality of life
- Cost of living
- Innovation central
- On the cutting edge of technology



HEALTHCARE

Albuquerque is the center of health care excellence in New Mexico. UNM is a nationally-recognized Class 1 research institution. There are more than 2,000 hospital beds in the metro area.



EDUCATION | SKILLED WORKFORCE

Albuquerque is top in nation for cities with the most college graduates - more than 70,000 college students reside in metro area. The area also has one of the largest number of PhD's per capita in the nation.



COMPETITIVE BUSINESS CLIMATE

Low energy costs, low property taxes, affordable real estate, low cost of living, a qualified/productive workforce, aggressive incentives and efficient market access make Albuquerque an attractive choice.