

**For
Sale**



Small Far NE Heights Office Condo

RARE AVAILABILITY IN SEDONA POINTE



8228 Louisiana Blvd. NE | Suite A | Albuquerque, NM 87113

±2,050 SF Available

NAISunVista] **Got Space™**

Opening the Door to Commercial Real Estate Excellence

Clay Azar CCIM

clay@sunvista.com | 505 480 9777

For Sale

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PROPERTY

AVAILABLE

Suite A: ±2,050 SF

SALE PRICE

\$545,000 (\$265.00/SF)

- Condo Dues: \$4.42/SF
- Dues cover taxes, insurance, CAM, water/garbage/sewer, windows/doors, parking lot, roof & structure

HIGHLIGHTS

- Excellent location in the highly -desirable Sedona Pointe professional office park
- 4 large private perimeter offices
- Conference, reception, break and storage rooms
- 2 ADA bathrooms
- Functional but modifiable layout
- Ample parking
- Great location near Paseo del Norte & Louisiana Blvd.
- Lots of nearby amenities

ZONING [MX-T](#) 

LOCATION

NEQ Louisiana Blvd. & Paseo del Norte NE

Take a Virtual Tour 



SEDONA POINTE
OFFICE PARK



NAISunVista

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

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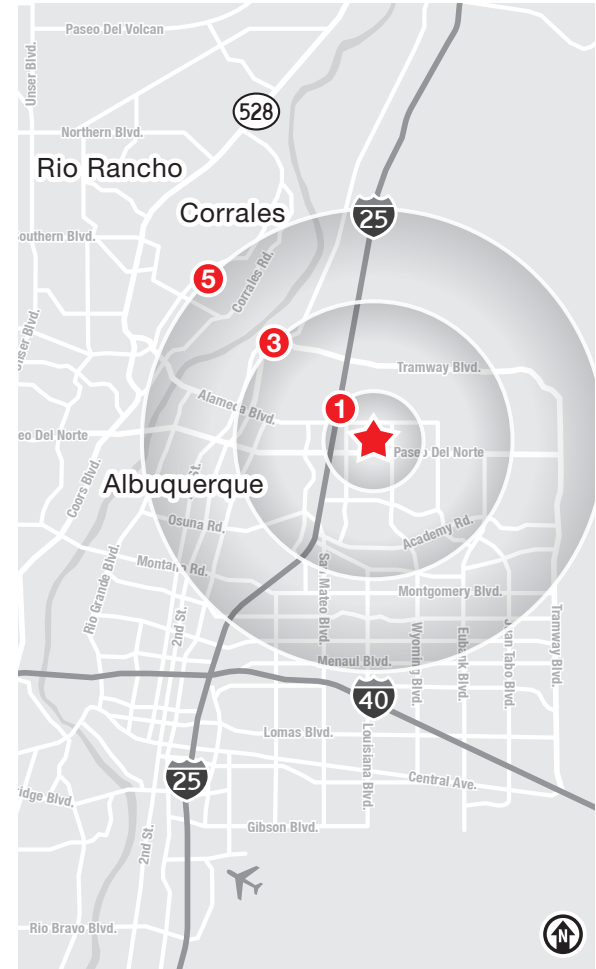
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LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	14,855	72,282	176,990
Average HH Income	\$133,246	\$124,548	\$115,944
Daytime Employment	7,824	60,152	125,088

2025 Forecasted by Esri



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FLOOR PLAN

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