

Hard-Corner Freestanding Retail/Office

PRIME NORTH VALLEY LOCATION

For Sale



**±2,108 SF on ±0.08 Ac.
Available**

4019 4th St. NW | Albuquerque, NM 87107

Genieve Posen

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John Algermissen CCIM

johna@sunvista.com | 505 998 5734

NAI SunVista] Got Space™

Opening the Door to Commercial Real Estate Excellence

For Sale

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PROPERTY

AVAILABLE

Building: ±2,108 SF
Land: ±0.08 Acres

SALE PRICE \$350,000

HIGHLIGHTS

- High traffic corridor with quick access to I-25 and I-40
- Surrounded by established and growing multifamily residential neighborhoods
- Hard-corner position with great visibility
- Large showroom with abundant natural light throughout
- Kitchen, restroom and storage room
- Roof replaced recently
- On-site parking and street parking available
- Ideal for small retailers such as:
 - Coffee shop
 - Studio
 - Salon/barber
 - Fitness
 - Therapist
- Potential live/work opportunity

ZONING [MX-M](#)

LOCATION

SWC 4th St. & Cherokee Rd. NW

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NAI SunVista

505 878 0001 | sunvista.com
2424 Louisiana Blvd. NE | Suite 100
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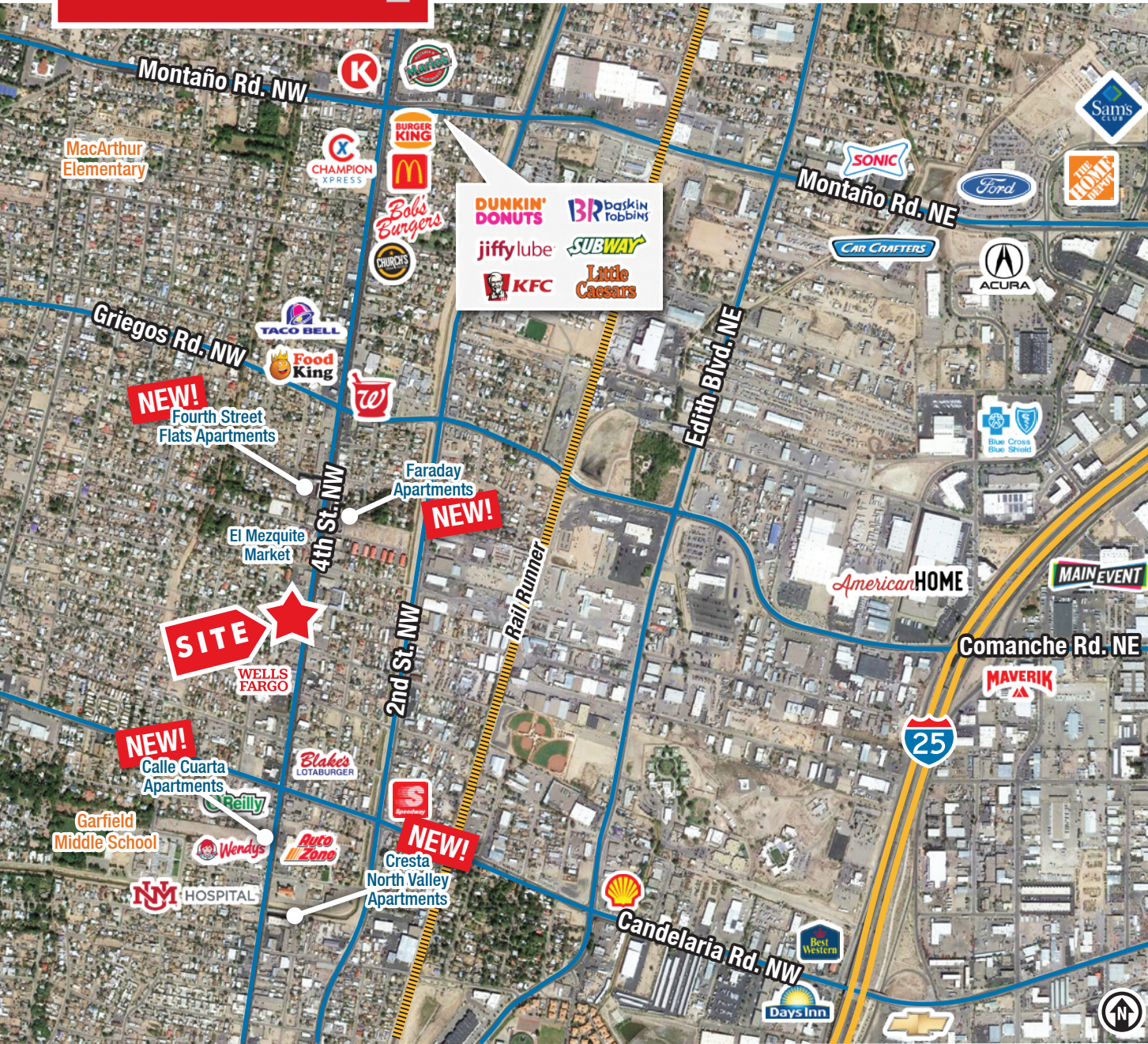
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LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	10,217	73,639	252,269
Average HH Income	\$77,097	\$89,698	\$88,535
Daytime Employment	7,433	90,202	204,346

2025 Forecasted by Esri

