Hard-Corner Freestanding Retail/Office

PRIME NORTH VALLEY LOCATION

For Sale



PRICE REDUCED!

±2,108 SF on ±0.08 Ac. Available

4019 4th St. NW | Albuquerque, NM 87107

Genieve Posen
genieve@sunvista.com | 505 998 1568

John Algermissen CCIM
johna@sunvista.com | 505 998 5734

NAISunVista] Got Space™

Opening the Door to Commercial Real Estate Excellence

For Sale

4019 4th St. NW | Albuquerque, NM 87107



PROPERTY

AVAILABLE

Building: ±2,108 SF
Land: ±0.08 Acres

SALE PRICE

~~$350,000~~ $295,000

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

NAI SunVista

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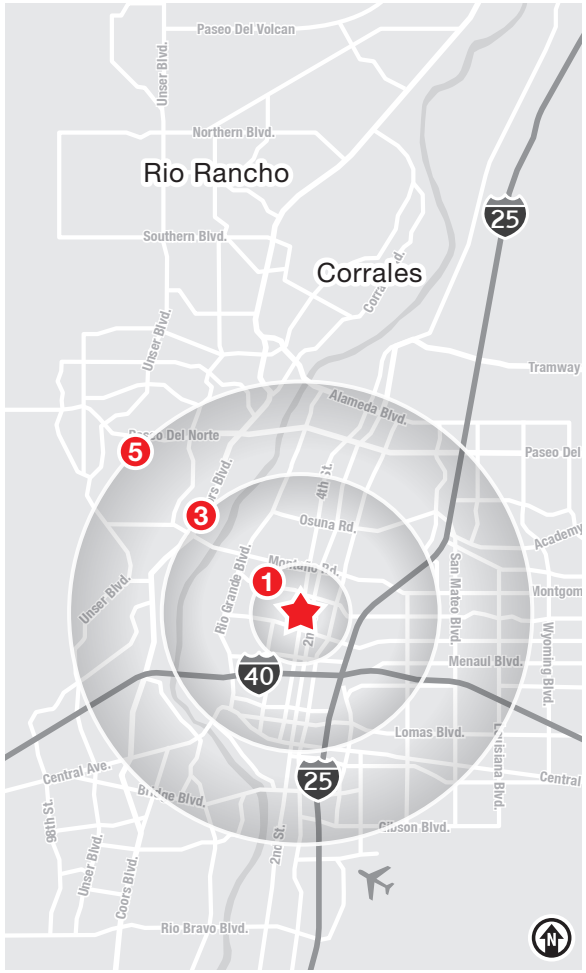
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LOCATION

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



The information contained is believed reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projection, opinion, assumption or estimated uses are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on many factors which should be evaluated by your tax, financial, and legal counsel. You and your counsel should conduct a careful independent investigation of the property to determine that it is suitable to your needs.

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