

For Sale



Northeast Heights Office Condo

EXCELLENT OWNER/USER OPPORTUNITY



3500 Comanche Rd. NE | Bldg. F | Albuquerque, NM 87107

NASunVista] **Got Space™**

Opening the Door to Commercial Real Estate Excellence

±4,100 SF Available

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PROPERTY

SALE PRICE

\$599,000 (\$146.10/SF)

AVAILABLE

Building F: $\pm 4,100$ SF

- Built for two separate tenants

Suite 1: $\pm 1,000$ SF

- Reception, open kitchen, conference room, two offices, and work area

Suite 2: $\pm 3,000$ SF

- Six offices, conference room, work room and break room

Common Area: ± 100 SF

- Includes restrooms

HIGHLIGHTS

- Abundance of windows and natural light
- Outdoor private patio
- Property is secure with a gate and operational fence
- Condo dues include water, sewer, trash

ZONING [MX-T](#)

LOCATION

SWQ Carlisle Rd. &
Comanche Rd. NE

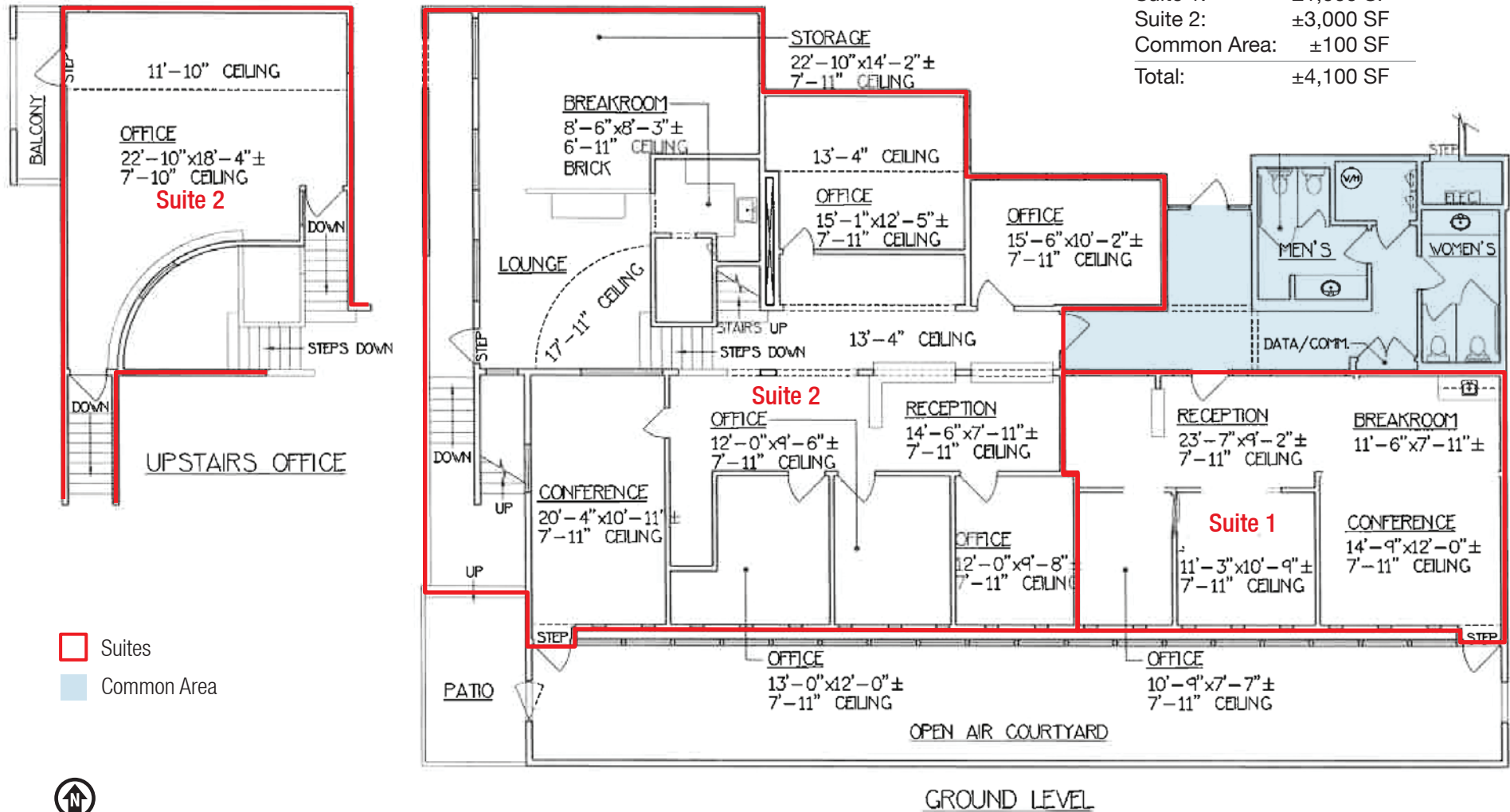
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FLOOR PLAN

BUILDING F

Suite 1:	±1,000 SF
Suite 2:	±3,000 SF
Common Area:	±100 SF
Total:	±4,100 SF



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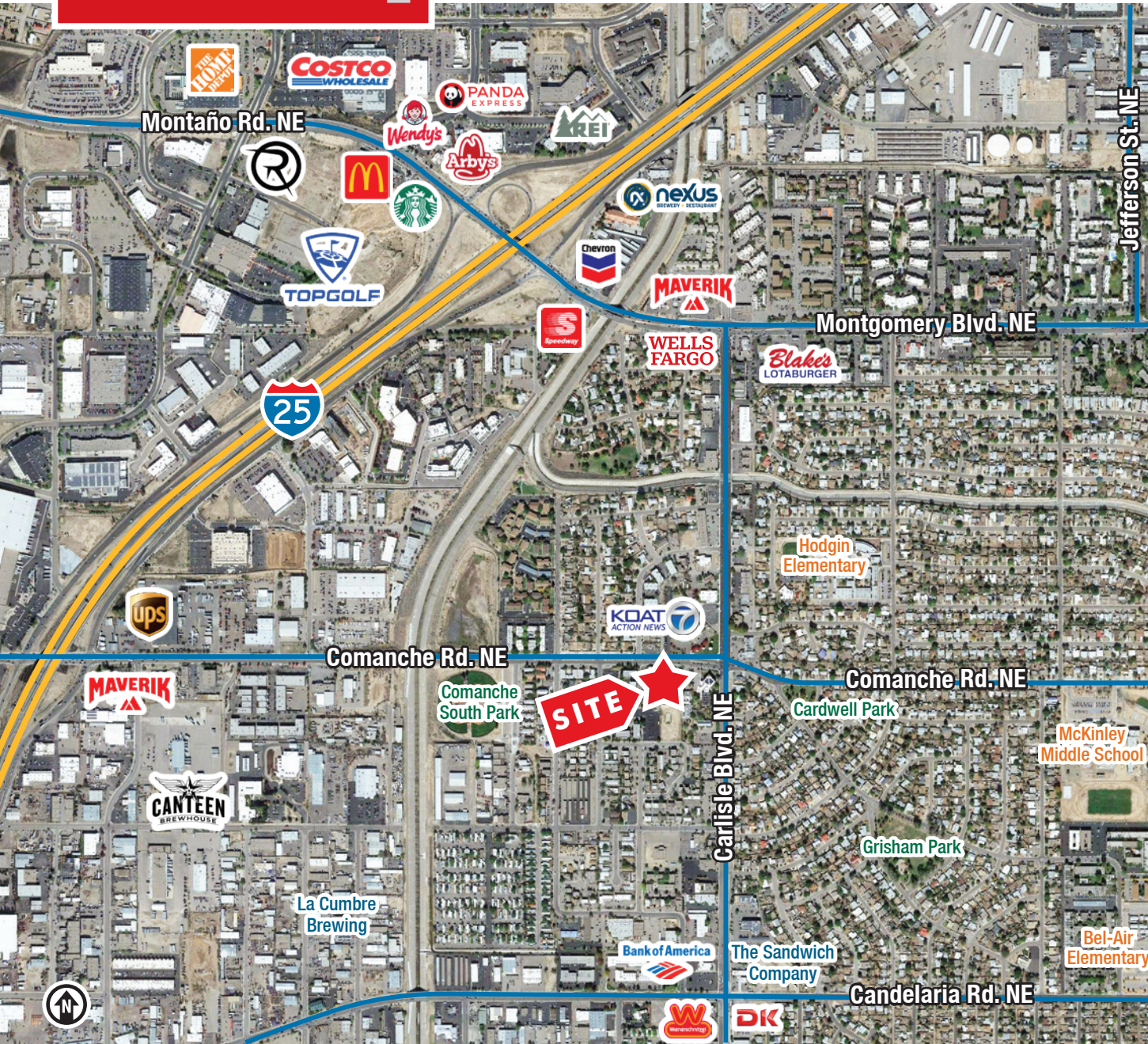
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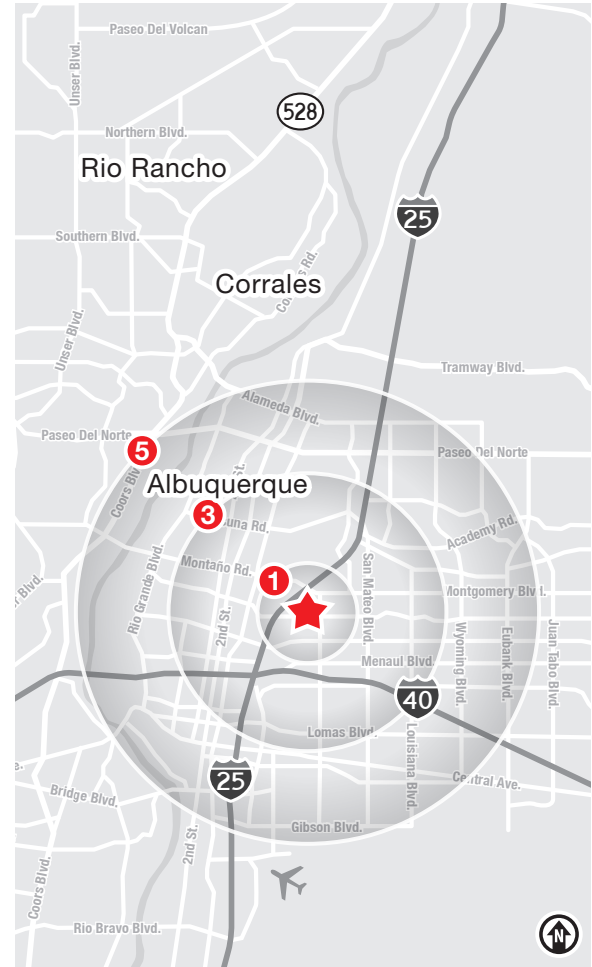
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LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	14,109	96,473	276,626
Average HH Income	\$62,233	\$91,755	\$93,778
Daytime Employment	13,954	101,876	224,255

2026 Forecasted by Esri



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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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