For Sale

Affordable Office/Warehouse

QUICK ACCESS TO I-40 VIA WYOMING



REC FINANCING AVAILABLE

±7,500 SF on ±0.3 Ac. Available

121 Virginia St. NE | Albuquerque, NM 87108

Seth Carpenter
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Riley McKee CCIM, SIOR
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Ben Nolte CCIM
ben@sunvista.com | 505 270 4386

NAISunVista] Got Space™

Opening the Door to Commercial Real Estate Excellence

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121 Virginia St. NE | Albuquerque, NM 87108



PROPERTY

AVAILABLE

Office	±1,225 SF
Warehouse:	±6,275 SF
Total:	±7,500 SF

Land: ±0.3 Ac.

SALE PRICE

$630,000 ($84.00/SF)

HIGHLIGHTS

- 3 grade-level doors
- Clear heights:
  - 17'-9" to 19' in the north warehouse
  - 10' in the south warehouse
- 3-phase, 480-volt power
- Multiple floor drains
- Restroom with shower
- Break area with kitchen
- Existing hood and 3-compartment sink
- Gated access
- Real estate contract financing available – See Advisors for details

ZONING

MX-M

LOCATION

NWQ Central Ave. & Wyoming Blvd. NE

NAI SunVista

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

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NORTH WAREHOUSE


NORTH WAREHOUSE


SOUTH WAREHOUSE


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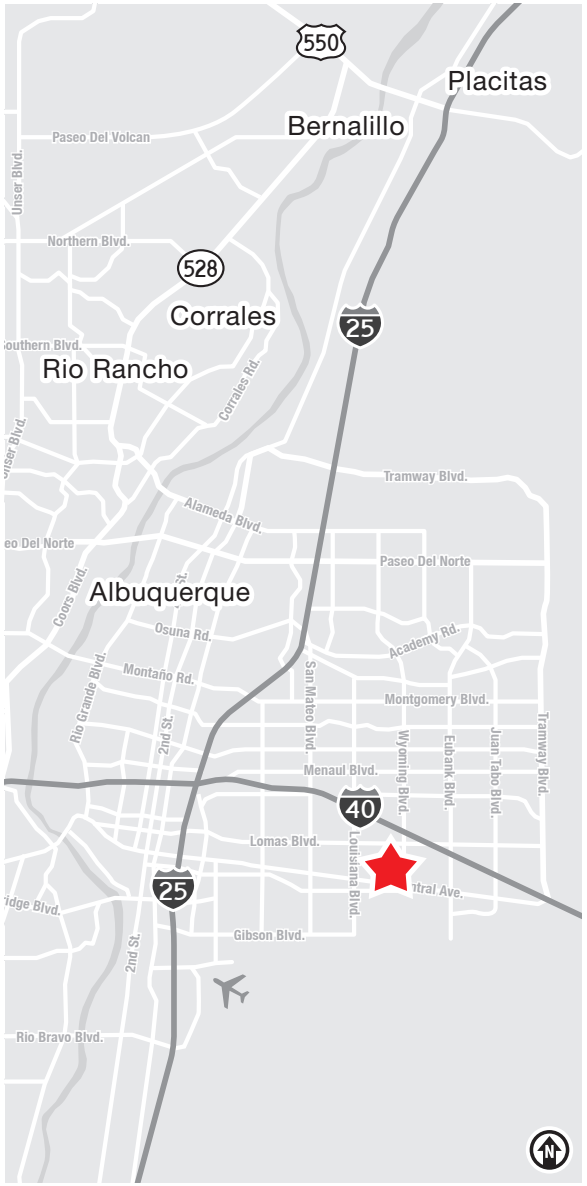
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HUB Zone MORE INFO



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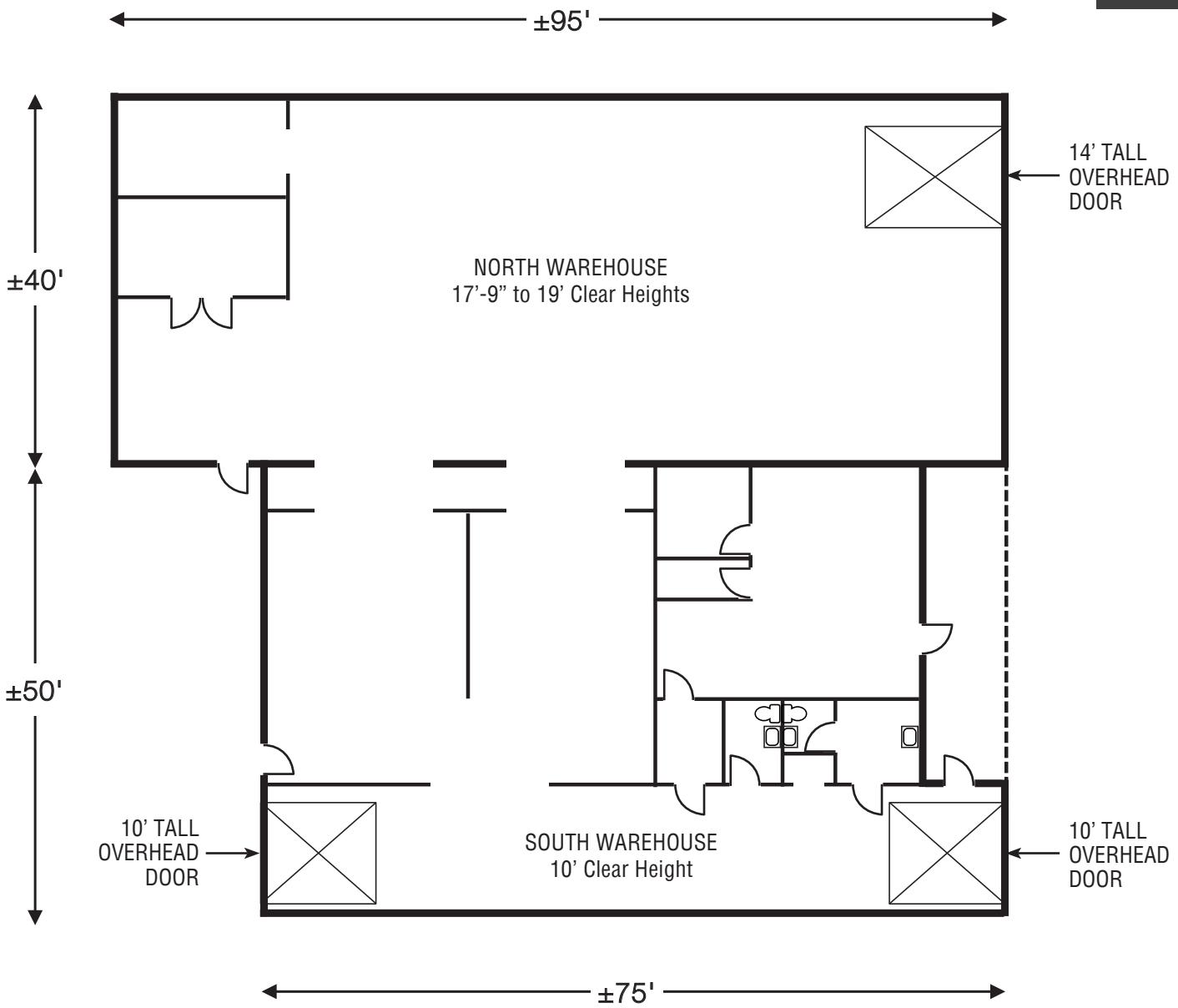
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FLOOR PLAN



AVAILABLE

±7,500 SF

Floor plan not to scale.

NAI SunVista

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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