

**For
Sale**



Office/Warehouse Condominium

HIGHLY-DESIRABLE NORTH I-25 CORRIDOR LOCATION



±3,000 SF Available

6501 Eagle Rock Ave. NE | Unit A-2 | Albuquerque, NM 87113

Riley McKee CCIM, SIOR
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Alex Pulliam
alex@sunvista.com | 505 350 5729

NASunVista] **Got Space™**

Opening the Door to Commercial Real Estate Excellence

For Sale

6501 Eagle Rock Ave. NE | Unit A-2 | Albuquerque, NM 87113

PROPERTY

AVAILABLE

Unit A-2: ±3,000 SF

SALE PRICE

\$439,000

HIGHLIGHTS

- ±250 SF Office
- ±2,750 SF Warehouse
- 12' high overhead garage door
- Warehouse ceiling height: 16' – 21.5'
- Clear-span layout
- Restroom with shower
- Small break area
- 3-phase 200-amp power
- High-quality stucco and stone accents
- Easy access to I-25 via San Pedro Dr. and Alameda Blvd.
- Close proximity to restaurants and retail

ZONING NR-BP 

LOCATION

NEQ I-25 & Alameda Blvd. NE



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LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	9,704	52,578	147,958
Average HH Income	\$172,113	\$130,976	\$120,463
Daytime Employment	7,128	50,784	103,411

2025 Forecasted by Esri



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FLOOR PLAN

AVAILABLE

Unit A-2: $\pm 3,000$ SF

Floor plan not to scale.

