



**COLDWELL
BANKER
COMMERCIAL**

Las Colinas



LEE'S AUTOMOTIVE SERVICE

FOR SALE

2401 Wyoming Blvd NE Albuquerque, NM 87112

Coldwell Banker Commercial

Las Colinas

Carrie Mellenbruch

Senior Associate Broker

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LEE'S AUTOMOTIVE

THE PROPERTY

2401 Wyoming Blvd NE
Albuquerque, NM 87112

PROPERTY DETAILS

Auto Mechanic shop located in the Northeast Heights, one block north of Menaul Blvd on Wyoming Blvd.

Lee's Automotive Service was established in 1958, and has been servicing the community for over 65 years.

The sale of this business includes Real Estate, Business and Equipment.

Property boasts five (5) certified Lifts with five (5) Roll-up doors:

- **4x - 10'x10' doors**
- **1x - 12'x10' door**

One of the **cleanest** shops - a **must see!**

Property includes fenced yard and covered parking. Morgan sheds to remain on the said property.

The complex contains an interior office space and restroom. Crawl space is load bearing.

TPO roofing installed approx. 5-7 years ago.

Newer electrical wiring throughout building.

Owner financing with 30% down.

Traffic count - 32,800 cpd

****Do not disturb employees****

CO-LISTED WITH

Vance Kabella

Coldwell Banker Legacy
505-315-5797 Direct

PROPERTY SPECIFICATIONS

Property Type: Industrial | Retail

Land Size: +/- 0.3819 acres

Zoning: MX-M

PRICE

Sale Price: \$1,000,000

****A signed confidentiality form is required prior to financials****

LEE'S AUTOMOTIVE

PROPERTY PHOTOS



Newer TPO Roof



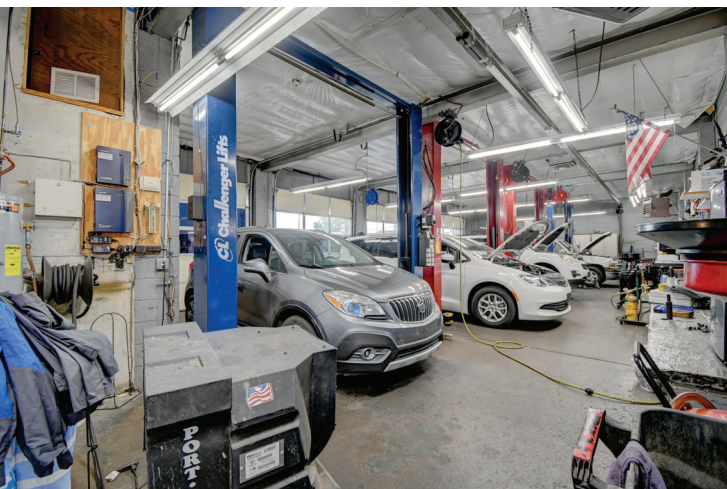
Secure Parking



Oversized Bay



Work Area



Work Area



Work Area

LEE'S AUTOMOTIVE
PROPERTY PHOTOS



Work Area



Office



Bathroom



Office



Front Parking



Secure Gates

**LEE'S AUTOMOTIVE
PROPERTY PHOTOS**



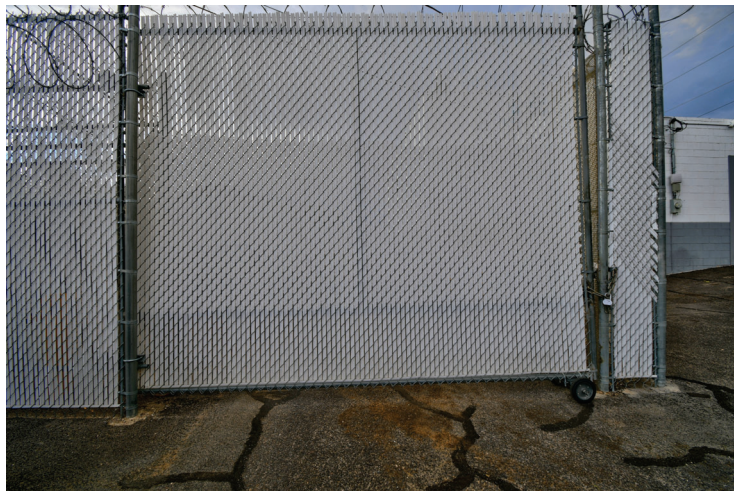
Secure Storage



Secure Storage



Secure Gates



Secure Gates

LEE'S AUTOMOTIVE



Las Colinas

