For Sale

1,500 SF Office Just Where You Need It

IN THE NE HEIGHTS JUST 4 MINUTES FROM I-25



5720 Osuna Rd. NE | Albuquerque, NM 87109



Opening the Door to Commercial Real Estate Excellence

Todd Strickland todd@sunvista.com | 505 450 1121

Rob Bridges ccim rob@sunvista.com | 505 977 5094

For Sale

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PROPERTY

AVAILABLE

Building: ±1,500 SF Land: ±0.14 Acres

SALE PRICE

\$330,000

HIGHLIGHTS

- 5-6 offices, 2 restrooms, reception area, and storage
- Shared parking available in the front and back
- Close to Journal Center and a myriad of restaurants and shops such as Sprouts and Whole Foods
- Nicely finished with cork floors in each of the offices and brick floors in the common areas
- Lots of natural light via transom windows in the reception area and main hallway

LOCATION

SEQ San Mateo Blvd. & Osuna Rd NE

N SunVista

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

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LOCATION 3 mile Demographics 1 mile 5 mile Total Population 11,955 99,996 244,025 JOURNAL CENTE Average HH Income \$78,034 \$93,373 \$99,738 **Osuna Rd. NE** Daytime Employment 16,999 97,451 173,030 PE CHANG 25 2024 Forecasted by Esri petco SPROUTS BOOT Northern Blvd NE TROMBINO'S RAR **Rio Rancho** Corrales 25 Minutes Tramway Blv 6 SITE 0 Albuquerque Goodfellas Pizza Arroyo Del Oso Storage M.WNROE'S 40 25 Central Ave Y, a



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FLOOR PLAN

AVAILABLE

±1,500 SF

Floor plan not to scale.







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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