

📍 1307 San Pedro Dr. NE, Albuquerque, NM 87110



FOR SALE OR LEASE

Available:
+~1,464 SF

Sale Price:
\$275,000 (\$187.84 / SF)

Lease Rate:
\$1,800 / month (\$14.75 / SF)

Christina Brown | (505) 250-0163 | christina@amplifiedcre.com

PROPERTY HIGHLIGHTS

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- +/-1,464 SF
- 0.0798 AC
- Sale Price: \$275,000 (\$187.84 / SF)
- Lease Rate: \$1,800/month (\$14.75 / SF)
- MG: Tenant pays gas, electric, water, internet and janitorial
- 3 large private offices (2 large enough to be conference rooms), large open area, restroom, shower and kitchen
- Recently updated with fresh paint, new laminate flooring and new LED lights
- Resealed and restriped parking lot
- Secure 6ft. iron fence around back with patio
- Full street access
- Building signage
- Located in neighborhood redevelopment area with new sidewalks and trees from the City of Albuquerque coming soon
- Ready for immediate occupancy
- Zoning: MX-L



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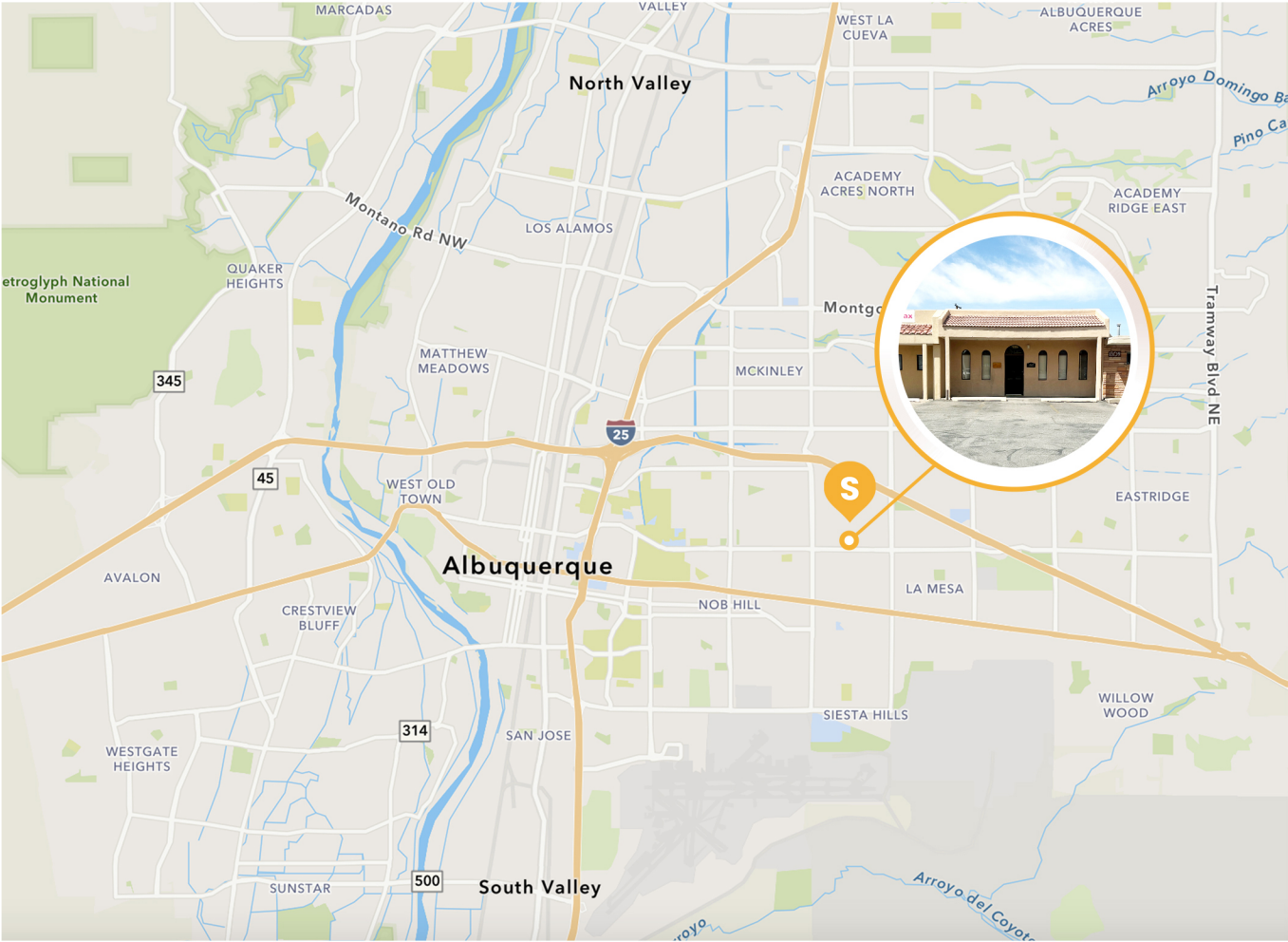
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DEMOGRAPHICS

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 2025 Population	 2025 Median HH Income	 2025 Average HH Income
1 MILE	1 MILE	1 MILE
13,828	\$64,927	\$78,953
3 MILE	3 MILE	3 MILE
131,038	\$57,167	\$77,236
5 MILE	5 MILE	5 MILE
284,323	\$61,061	\$81,648

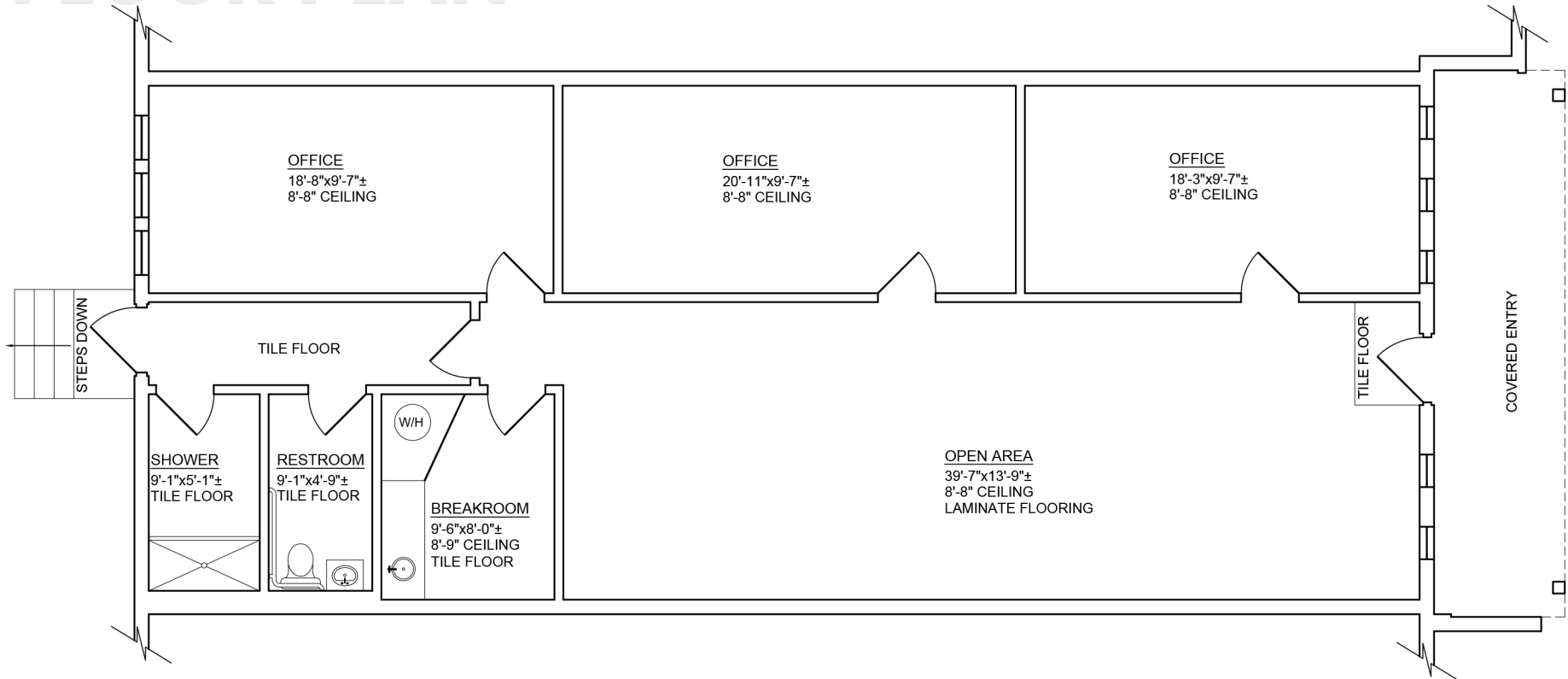
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FLOOR PLAN

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INTERIOR