

For Sale

Stand-Alone NE Heights Office Building

CLOSE TO UPTOWN WITH EASY ACCESS TO I-40

**PERFECT OWNER/USER OPPORTUNITY
WITH INCOME-EARNING POTENTIAL**

1120 Pennsylvania St. NE | Albuquerque, NM 87110

NAI SunVista] **Got Space™**

Opening the Door to Commercial Real Estate Excellence



Visit Our YouTube Channel
to View this Property Video



**±15,655 SF on ±1.0 Ac.
Available**

Shelly Branscom CCIM

shelly@sunvista.com | 505 414 2669

For Sale

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PROPERTY

AVAILABLE

Building: ±15,655 SF
Land: ±1.0 Acres

SALE PRICE

\$2,250,000 (\$143.72/SF)

HIGHLIGHTS

- Perfect for owner/user with income-earning opportunity
- Elevator access to 2nd floor
- Building security system
- Windows throughout allowing abundance of natural lighting
- Updated flooring and paint
- Updated restrooms
- 3.5:1,000 parking ratio
- New roof in 2022
- Efficient 2-pipe AC and electric heat system with a new rooftop chiller (2018) and new pumps (2022, 2023)
- Lighting upgrades for reduced energy consumption
- Lumen fiber and Comcast internet available

ZONING [MX-T](#) 

LOCATION

SEC Pennsylvania St. &
Mountain Rd. NE



SITE

Building: ±15,655 SF
Land: ±1.0 Acres

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LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	15,372	135,290	279,654
Average HH Income	\$67,968	\$80,397	\$86,068
Daytime Employment	10,760	83,979	191,285

2024 Forecasted by Esri



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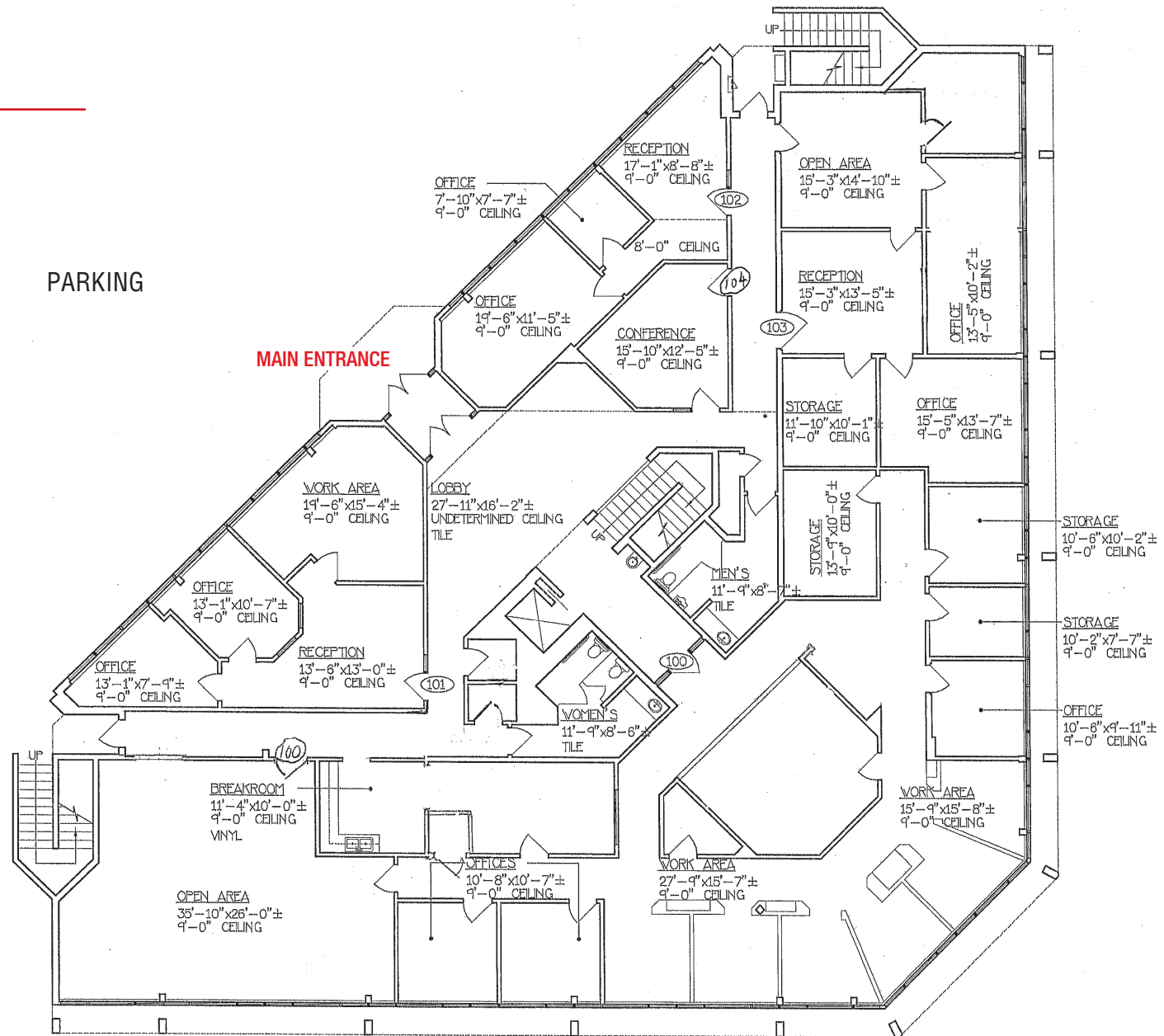
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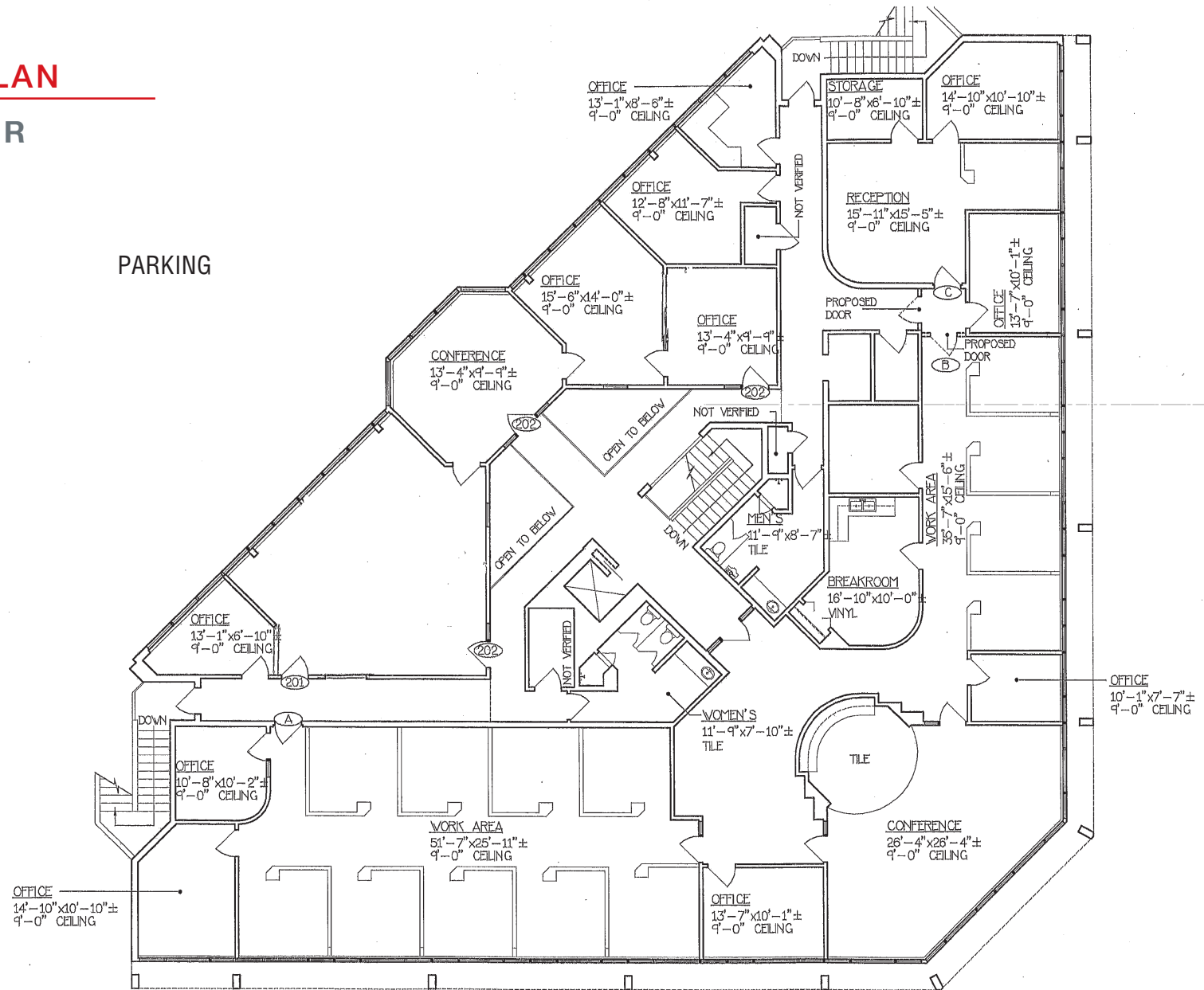
FLOOR PLAN

1ST FLOOR



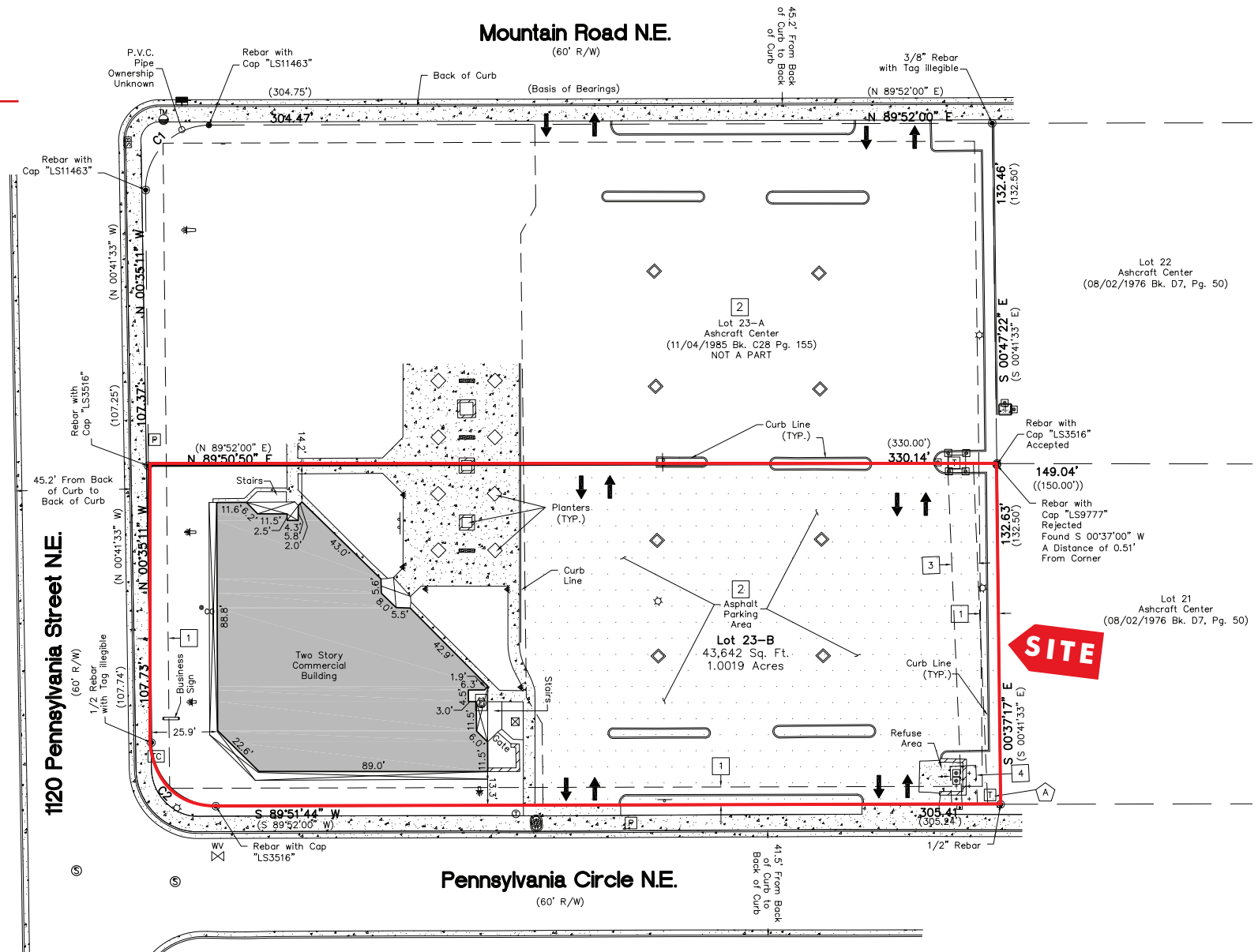
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2ND FLOOR



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Building: ±15,655 SF
Land: ±1.0 Acres



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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