



4115 Silver Ave SE

Albuquerque, NM 87108

PRESENTED BY:

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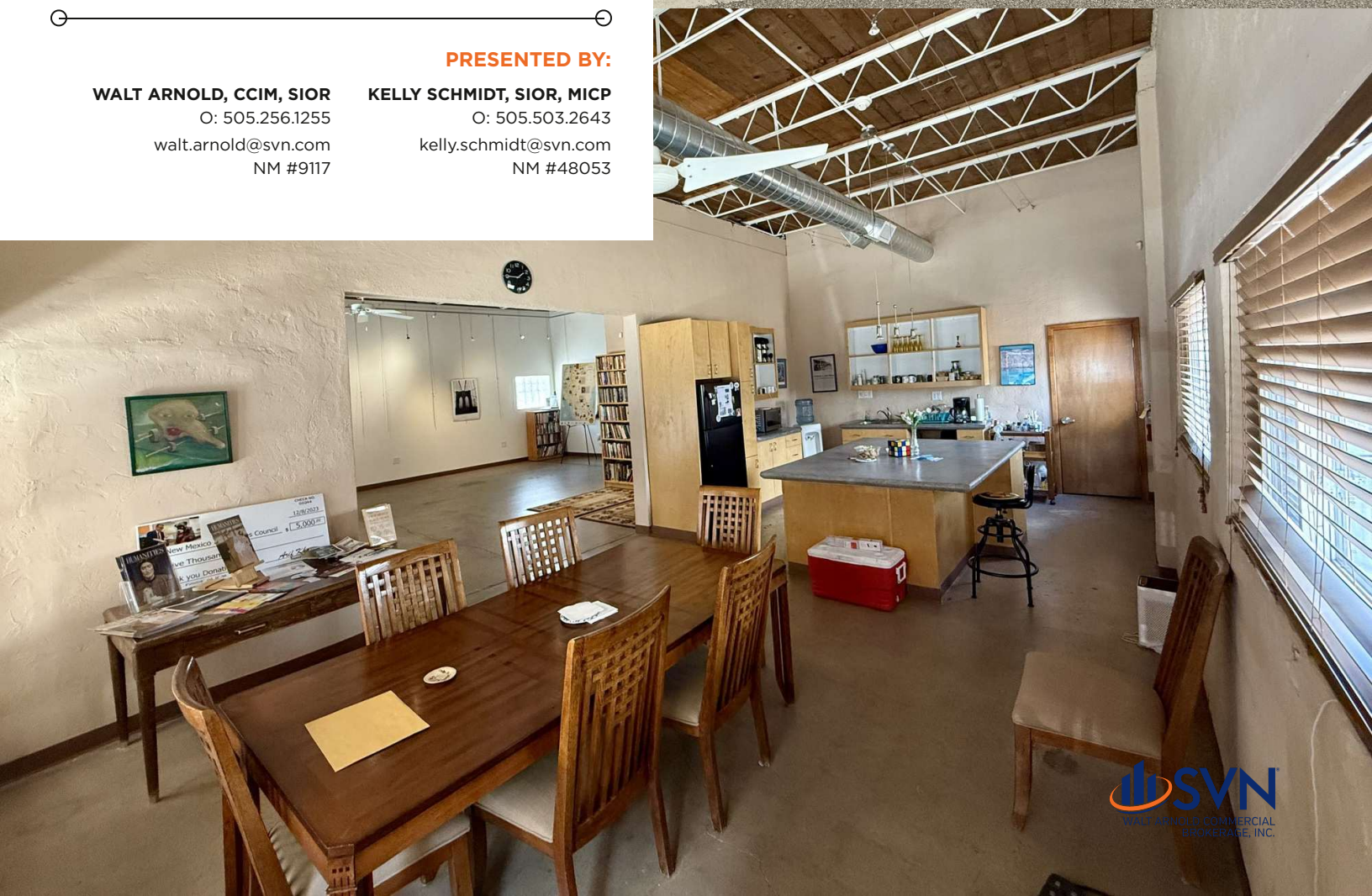
NM #9117

KELLY SCHMIDT, SIOR, MICP

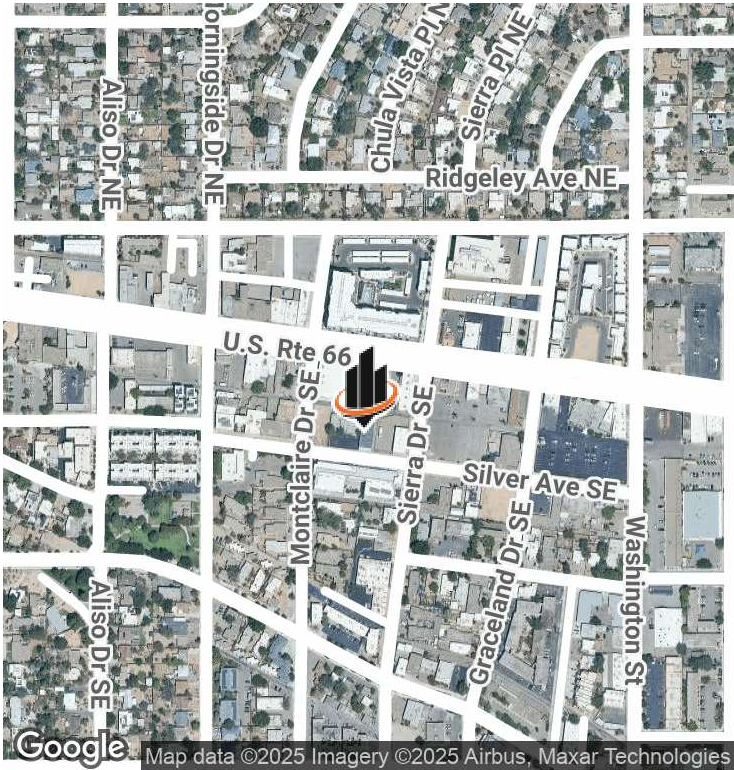
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PROPERTY SUMMARY



SALE PRICE	\$530,000
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OFFERING SUMMARY

BUILDING SIZE:	3,200 SF
LOT SIZE:	0.14 Acres
PRICE / SF:	\$165.62
YEAR BUILT:	1950
RENOVATED:	2012
ZONING:	MX-M
MARKET:	Albuquerque
SUBMARKET:	University
TRAFFIC COUNT:	27,551

PROPERTY OVERVIEW

Discover a strategic investment opportunity at 4115 Silver Ave SE, Albuquerque, NM, 87108. This 3,200 SF office building, renovated in 2012, New roof in 2017 and new HVAC in 2023. A versatile space for customization. Zoned MX-M, this property is ideal for office use and presents a prime opportunity for office building investors in the thriving Albuquerque area.

PROPERTY HIGHLIGHTS

- 3,200 SF office building
- Built in 1950
- Zoned MX-M
- Ideal for office use
- Versatile space for customization
- Strategic investment opportunity
- Thriving Albuquerque area location

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INTERIOR PHOTOS



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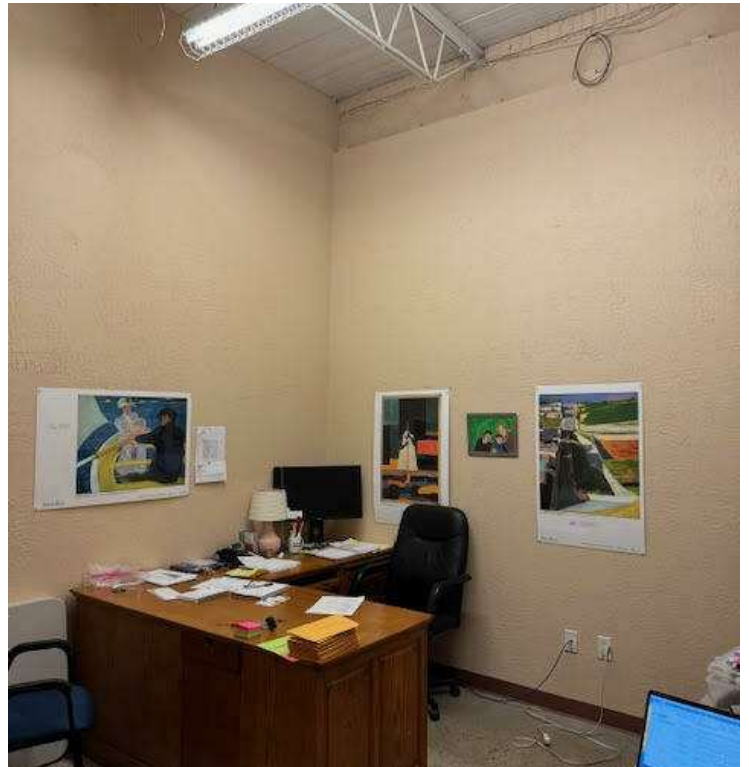
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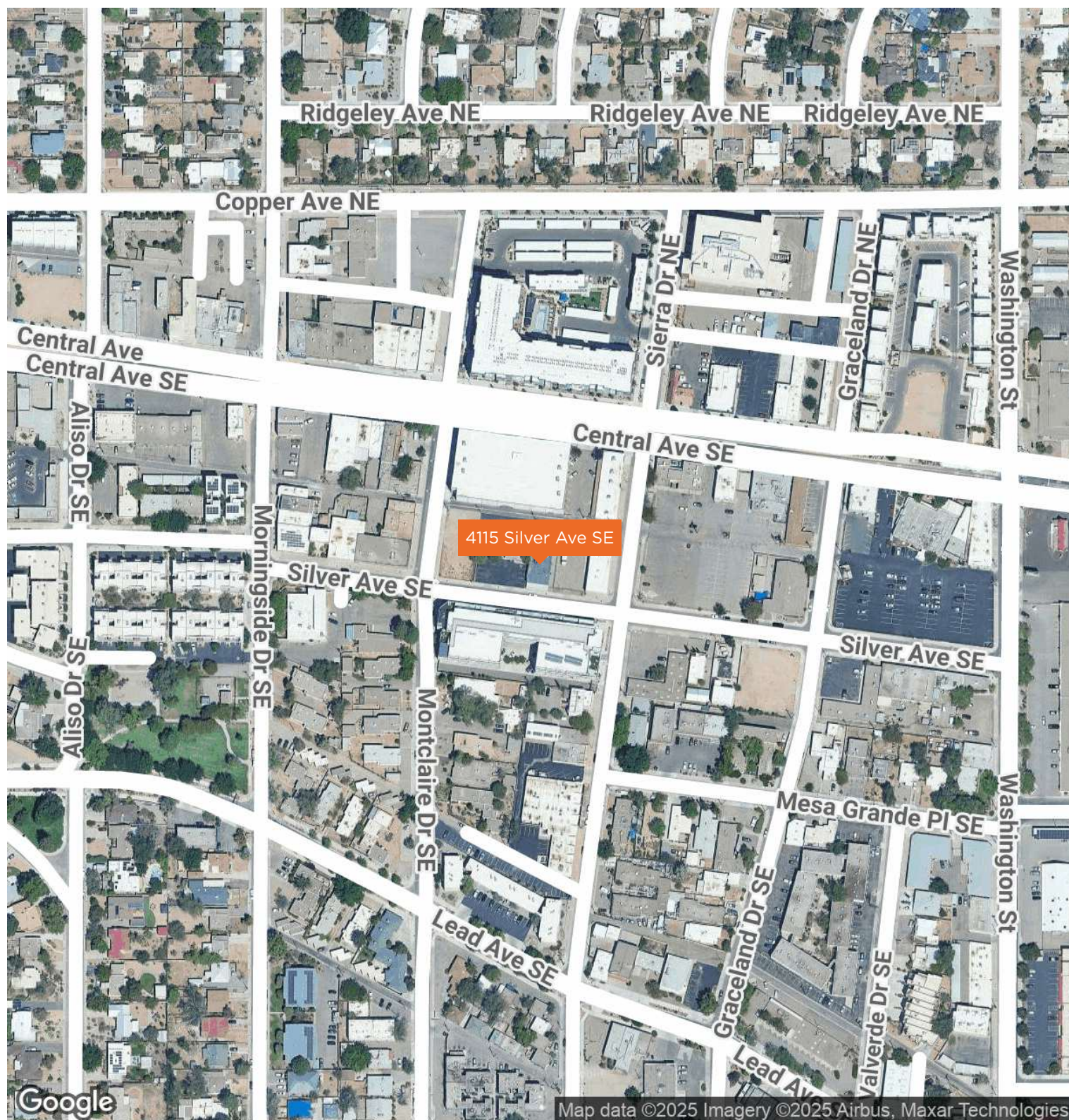
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LOCATION MAP



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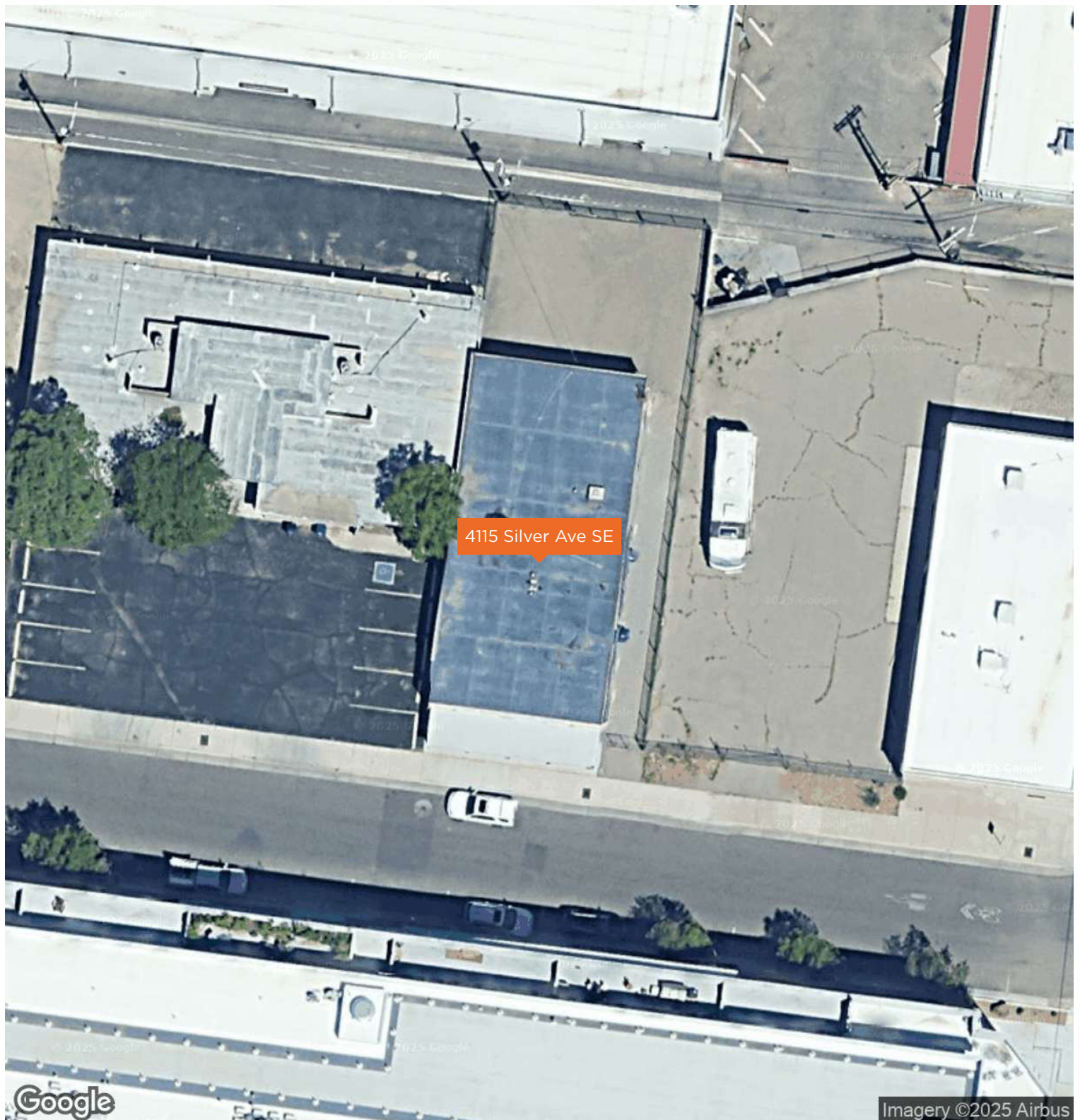
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AERIAL MAP



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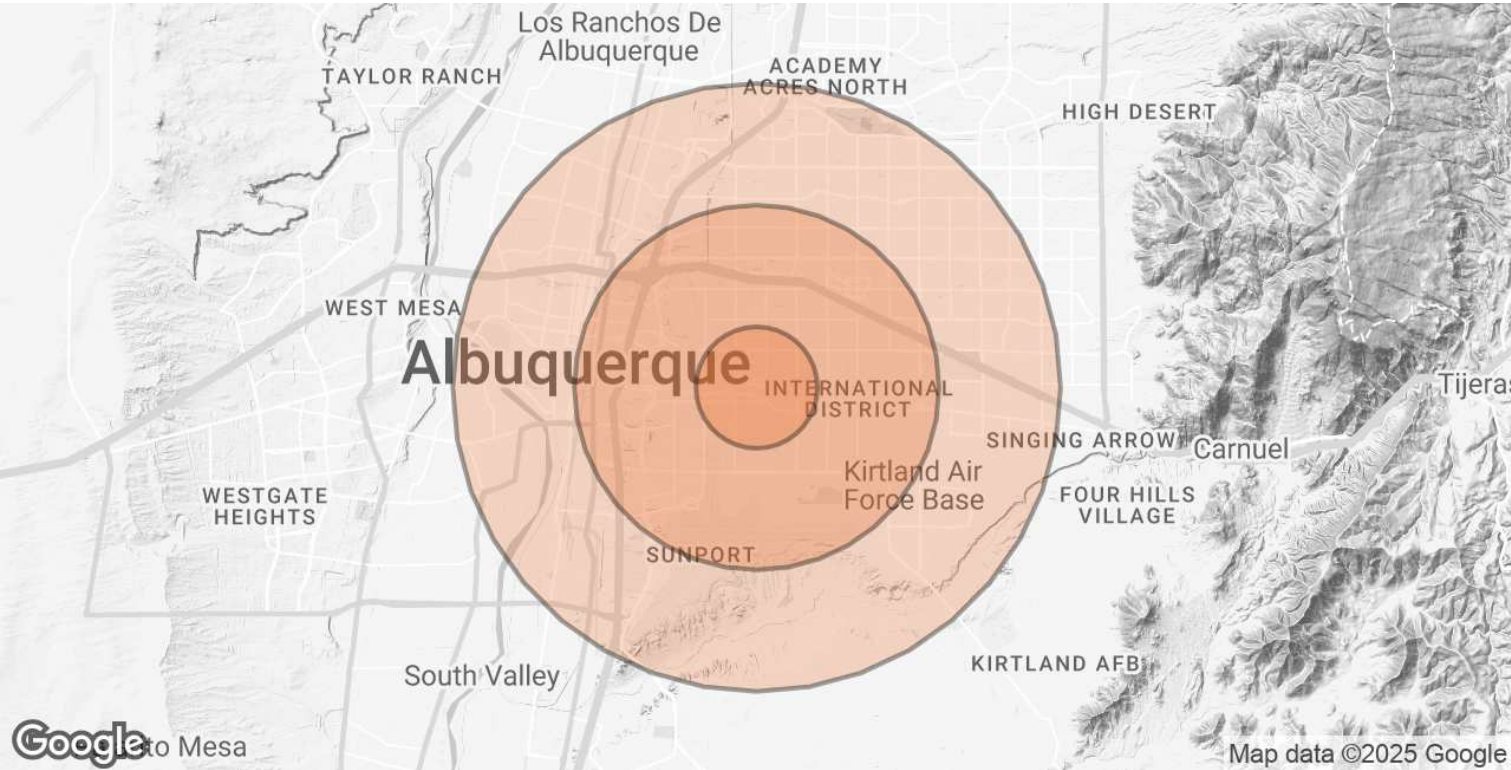
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DEMOGRAPHICS



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	14,566	101,997	236,665
AVERAGE AGE	45	41	41
AVERAGE AGE (MALE)	44	40	40
AVERAGE AGE (FEMALE)	46	41	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	7,667	47,937	106,921
# OF PERSONS PER HH	1.9	2.1	2.2
AVERAGE HH INCOME	\$108,192	\$73,621	\$76,468
AVERAGE HOUSE VALUE	\$387,755	\$309,149	\$304,108

Demographics data derived from AlphaMap

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