

# FOR SALE

## MULTIPURPOSE COMMERCIAL BUILDING

STAND-ALONE, LOS RANCHOS STUDIO SPACE

9419 4TH STREET NW | ALBUQUERQUE, NM 87114

SWC 4TH ST. & ALAMEDA BLVD NW




OFFERED AT  
\$600,000

### AVAILABLE

- Building: ±1,800 SQFT
- Parking: -5 Front Parking Spaces  
-2 Handicap Spaces  
-12 Back Lot Spaces

### PROPERTY DESCRIPTION

Situated in the heart of Los Ranchos, this impressive commercial space is perfect for a creative business venture. Offering refrigerated air and an upgraded HVAC system, it maintains an ideal environment throughout the year. The layout includes three fully equipped tattoo rooms and an office area with sinks. The inviting lobby features a stage and custom storage, providing an ideal setup for events or client interaction. Included are twelve extra parking spaces, an employee break area with a drinking fountain, and an industrial cleaning supply room. With wheelchair accessibility and an alarm system, this property is a prime location for your business to thrive.

 COLDWELL BANKER | LEGACY

8200 Carmel Ave NE STE 103-A, Albuquerque, NM 87122  
505.292.8900

**DON SLACK**  
REALTOR® | Associate Broker  
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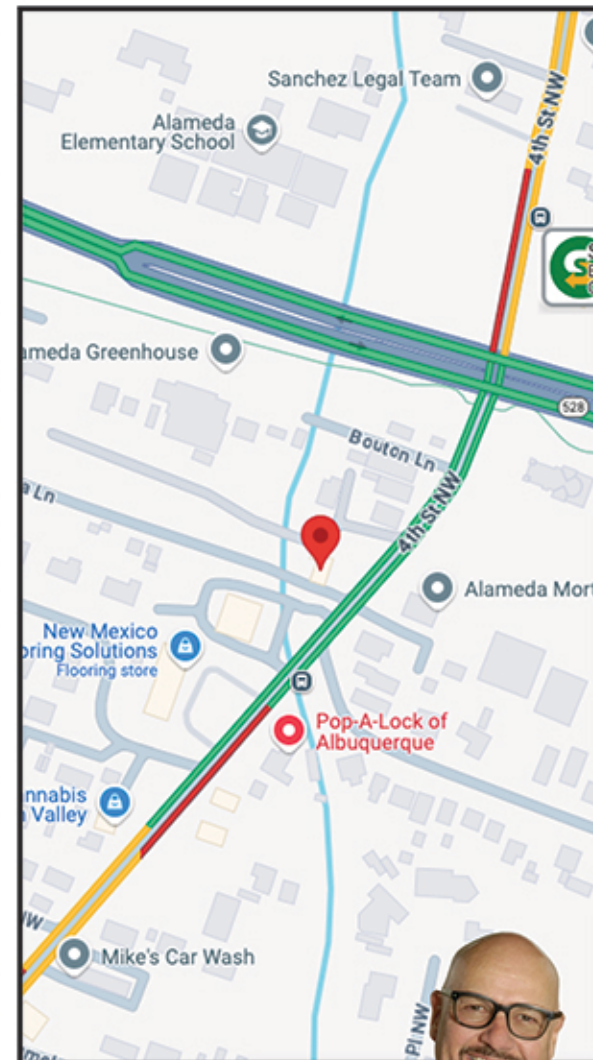
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### LOCATION



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### AMENITIES

A top notch sound system with includes live music/speaking mixing board plus I-pads on the counters  
Light box sign on fence out front  
Glass blocks on top of tattoo rooms and copy center  
Counter tops and cabinets in tattoo rooms and coffee/breakroom  
These can be negotiated with the sale price.

- Refrigerated air. HVAC unit always on a yearly service plan
- 12 extra parking spaces in back
- 3 of the tattoo rooms plus the office have sinks
- The 4th has the plumbing for a sink
- CRI 95 Color correct LED lighting in tattoo rooms and lobby
- Reception-copy center area
- Display cases in the lobby
- There are apparel slat walls for retail fixtures throughout
- Stage in lobby area
- Custom storage
- Storage room above main office
- Imported black Italian marble throughout
- window benches built in to both front windows
- FlexRock Roof Coating System applied 2024
- 2 storage closets in each tattoo room
- All wheelchair accessible

The trash pick up must be handled by a refuse company or self as the county does pick up at this location.

It has a small coffee area /break room with drinking fountain and a 10 x 15 storage area.

Cleaning supply room with industrial mop sink.

Alarm system.

Neon in glass block in front of each tattoo room.



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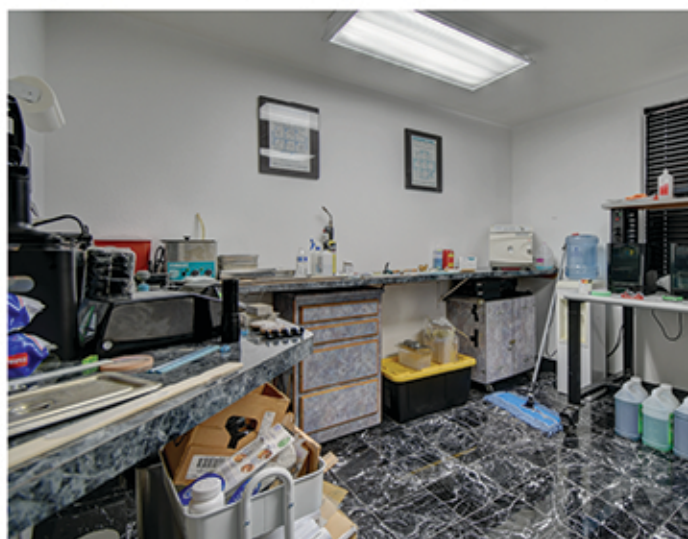
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PHOTOS



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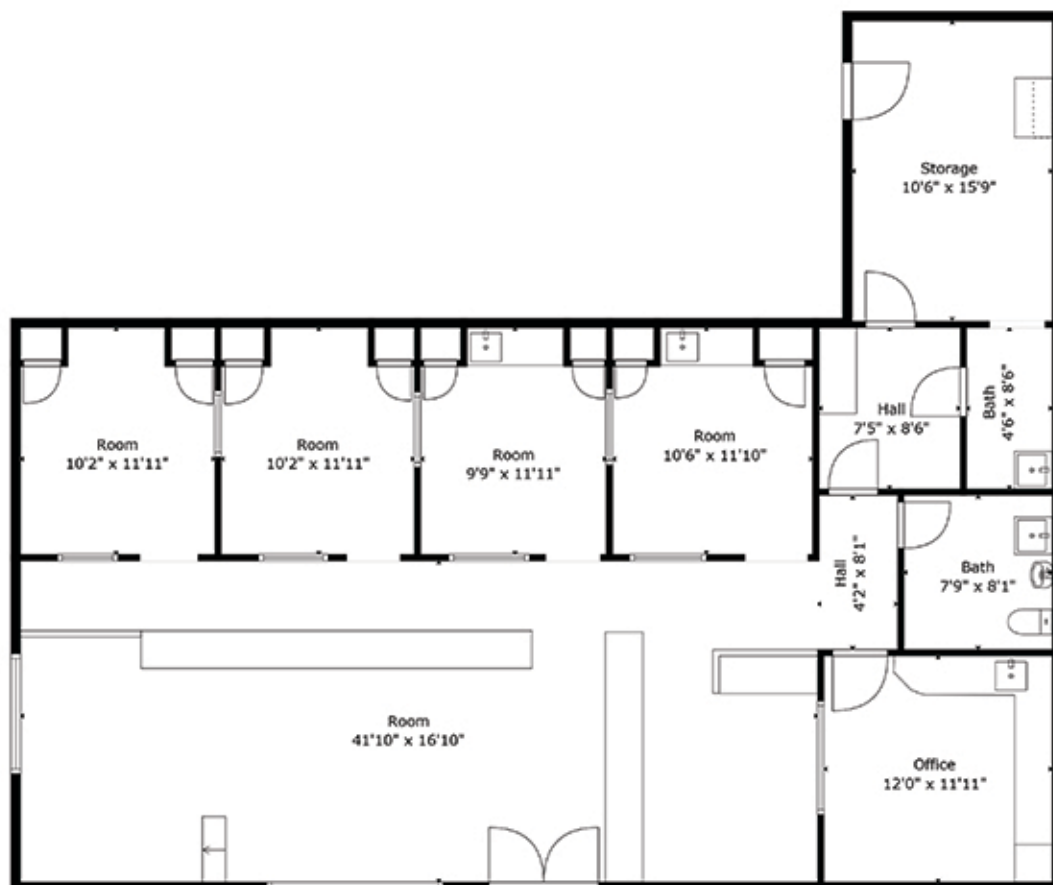
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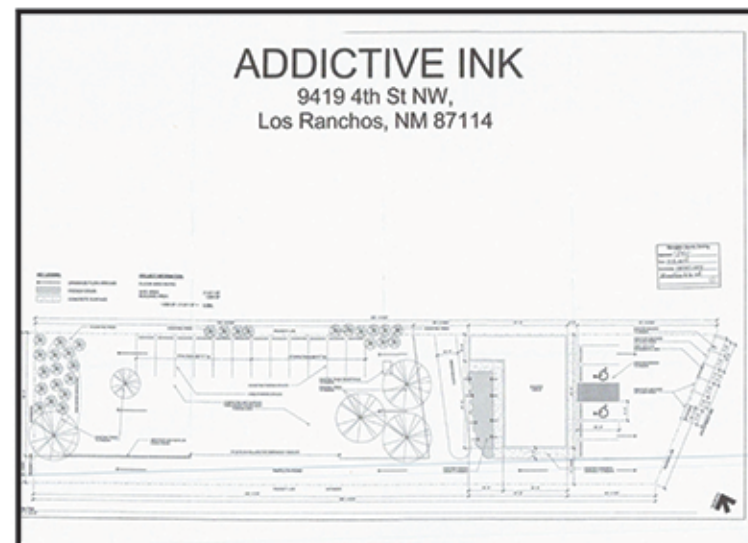
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FLOOR PLAN



**ESTIMATED AREAS**  
GLA FLOOR 1: 1845 sq. ft. EXCLUDED AREAS 0 sq. ft.  
Total GLA 1845 sq. ft, total area 1845 sq. ft.  
Sizes And Measurements Are Approximate. Actual May Vary.



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