

850 S. Hill Road

Bernalillo, NM 87004

Offered at
\$1,600,000.00

Warehouse,
Office, Apartment.

Zoned C-R
Commercial/Residential
2.06 Acres

Exclusively Offered by:



Richard Hanna CCM
Amy Monarch, Assoc Broker

Hanna Commercial LLC
5901 Wyoming NE
J-277
Albuquerque, NM 87107
rhanna@richardhanna.com
(505) 332-0522



Executive Summary

The Building



Richard Hanna, CCM

Hanna Commercial LLC
3321 Candelaria NE
Ste #118
Albuquerque, NM 87107
rhanna@richardhanna.com
(505) 332-0522

Welcome to 850 S. Hill Road in Bernalillo—a rare “work + yard + stay” commercial setup that makes operations feel simpler the moment you pull through the gate.

Set on approximately 2.06 acres with about 24,310 SF approx. this property is currently home to Supports real businesses: a newly updated, freshly painted front office, a large training-style conference room, and warehouse functionality designed to keep crews, inventory, and deliveries moving without friction.

And here’s the part that changes the math: an attached 2-bedroom / 1-bath apartment with a small living room, giving you the option to house an owner-operator, traveling staff, or overnight crews—so when the job runs long, you’re already set.

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Highlights that tend to matter on day one:

- Large fenced yard with room to stage equipment and vehicles
- Two roll-up doors with docking, plus circulation that's friendly for semi-trucks and deliveries
- Month-to-month tenant currently leasing a small office + some warehouse space (flexible income while you plan)
- Billboard lease opportunity for additional income potential (subject to existing agreements)
- Quick access to I-25 / US-550 area—Hill Rd is a known on/off route near the Bernalillo exits (KOA)

If you've been looking for a property where your team can arrive, stage, train, load, roll out—and even stay overnight when needed, this one quietly checks boxes most sites can't. Floor plan is pending and will be provided once completed.

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Outside Grounds



Richard Hanna, CCIM

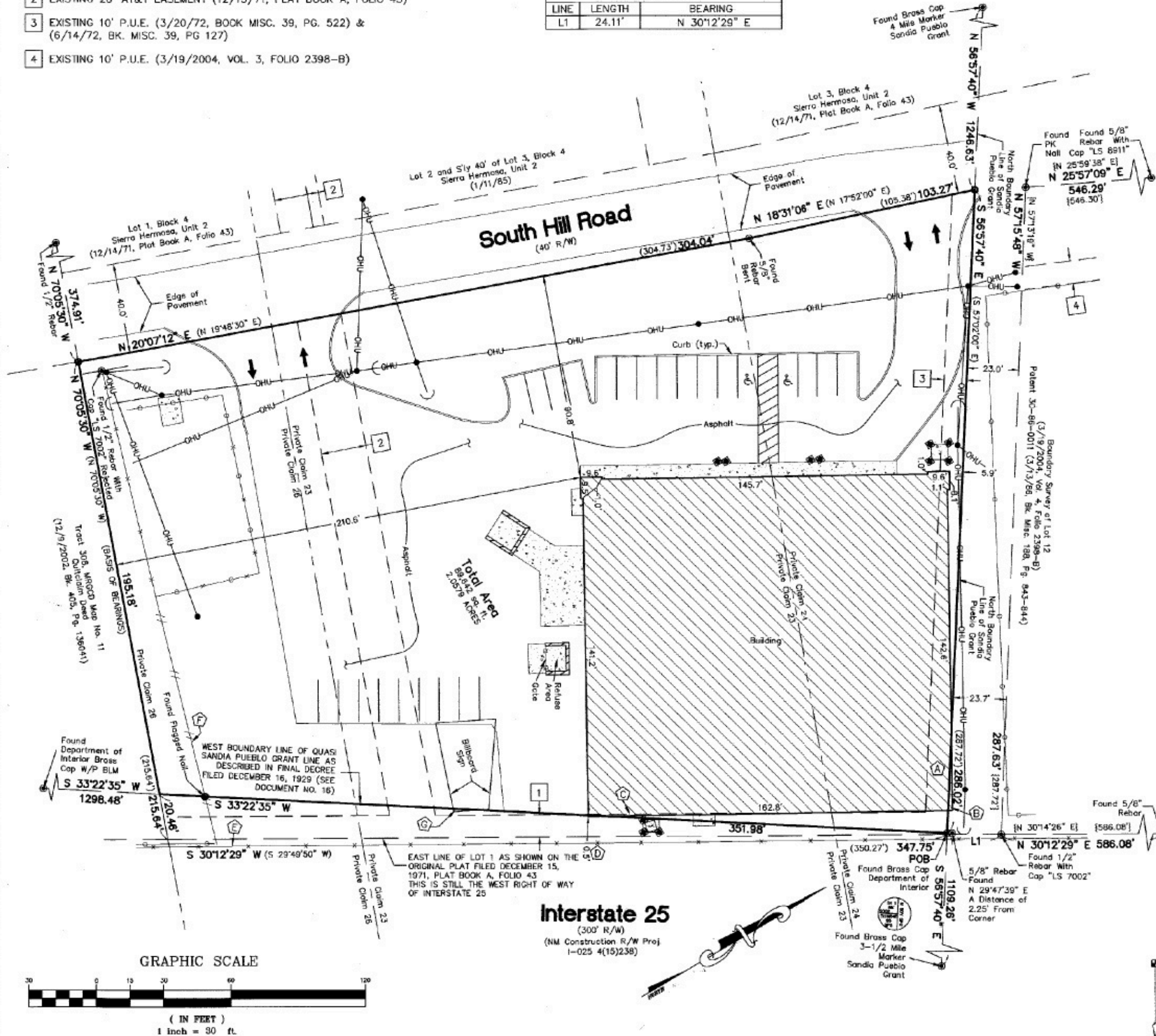
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Easement Notes

- 1 EXISTING 10' P.U.E. (12/15/71, PLAT BOOK A, FOLIO 43)
- 2 EXISTING 20' AT&T EASEMENT (12/15/71, PLAT BOOK A, FOLIO 43)
- 3 EXISTING 10' P.U.E. (3/20/72, BOOK MISC. 39, PG. 522) & (6/14/72, BK. MISC. 39, PG. 127)
- 4 EXISTING 10' P.U.E. (3/19/2004, VOL. 3, FOLIO 2398-B)

LINE TABLE		
LINE	LENGTH	BEARING
L1	24.11'	N 30°12'29" E



Boundary Survey Plat for S.A. Group Properties A Portion of Lot 1 Located Within Block 5 Sierra Hermosa Unit No. 2 Portions of Private Claims 23, 24 and 26, Sandia Pueblo Grant Town of Bernalillo Sandoval County, New Mexico March 2015

Apparent Encroachment Notes

- A BUILDING INTO EASEMENT.
- B BUILDING INTO ADJOINER'S PROPERTY BY AS MUCH AS 2.00 FEET.
- C BUILDING INTO EASEMENT BY AS MUCH AS 0.95 FEET.
- D BUILDING INTO ADJOINER BY 0.50 FEET.
- E WIRE FENCE INTO ADJOINER BY AS MUCH AS 20.46 FEET, OWNERSHIP UNKNOWN.
- F FENCE INTO SUBJECT PROPERTY BY AS MUCH AS 19.46 FEET, OWNERSHIP UNKNOWN.
- G BILLBOARD INTO ADJOINER BY AS MUCH AS 1.35 FEET.

Legend

MEASURED BEARING AND DISTANCES	RECORD INFO PLAT OF RECORD
(N 90°00'00" E)	(12/15/71, BK. A, FOLIO 43)
(N 90°00'00" E)	RECORD INFO BOUNDARY SURVEY OF LOT 12 (3/19/2004, VOL. 3, FOLIO 2398-B)
●	FOUND AND USED MONUMENT MARKED AS INDICATED
○	SET BATHEY MARKER "LS 14271" UNLESS MARKED OTHERWISE
■	COVERED AREA
□	CONCRETE
▤	BLOCK WALL
▥	METAL FENCE
▦	WOOD FENCE
▧	CHAINLINK FENCE
▨	WIRE FENCE
▩	INGRESS/EGRESS
—	OVERHEAD UTILITY LINE
—	UTILITY POLE
—	ANCHOR
—	BOLLARD
—	TRANSFORMER

CARTESIAN SURVEYS INC.

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Sheet 2 of 2
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