

**For
Sale**



Freestanding Northeast Heights Office

CENTRALLY LOCATED WITH STRONG VISIBILITY



**±6,374 SF on ±0.59 Acres
Available**

2511-2517 Wyoming Blvd. NE | Albuquerque, NM 87112

NAI SunVista  **Got Space™**

Opening the Door to Commercial Real Estate Excellence

Riley McKee CCIM, SIOR

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Ethan Melvin

ethan@sunvista.com | 505 235 9347

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AVAILABLE

Building: ±6,374 SF
Land: ±0.59 Acres

SALE PRICE

\$989,000

- Well-maintained and versatile layout
- Quick access to I-25, dozens of dining options and amenities
- Great visibility from Wyoming Blvd.
- 6:1,000 parking ratio (40 spaces)
- Existing two-tenant layout is perfect for an owner/user/investor
- Monument signage along Wyoming Blvd.
- Recent Capital Improvements (HVAC units, renovations, roof repairs)

ZONING [MX-T](#) 

LOCATION

SWQ Wyoming Blvd. &
Candelaria Rd. NE

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505 878 0001 | sunvista.com
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LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	16,472	143,730	305,249
Average HH Income	\$83,710	\$84,202	\$93,928
Daytime Employment	7,229	69,175	184,472

2024 Forecasted by Esri



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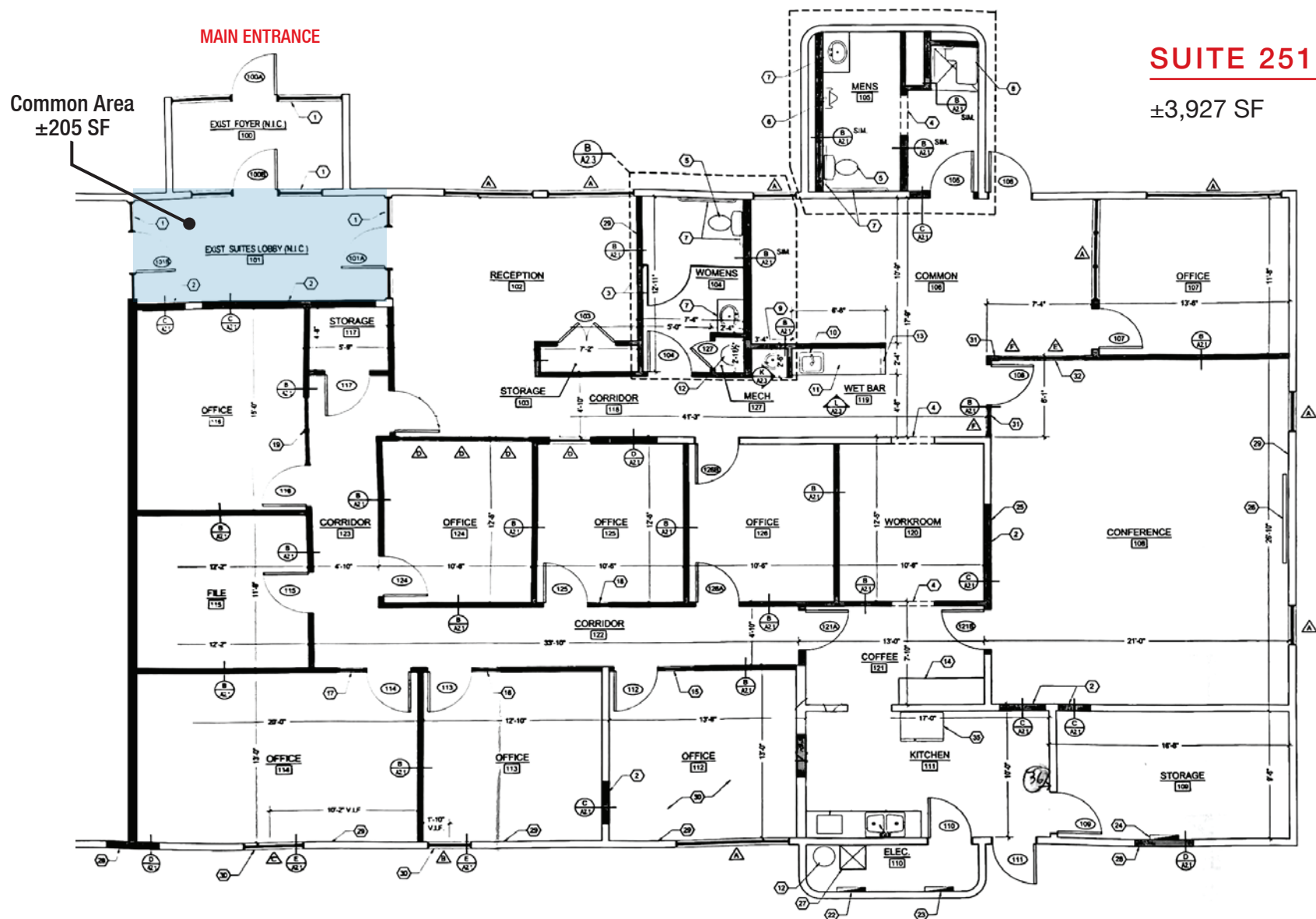
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FLOOR PLAN



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FLOOR PLAN

SUITE 2517

±2,242 SF

Floor plan not to scale.

