

8612 Paseo Alameda NE, Unit B Albuquerque, NM



Weichert
REALTORS
Image

Jamie Morrison
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WEICHERT REALTORS-IMAGE
6705 Academy Rd NE, Suite A
Albuquerque, NM 87109

THIS STATEMENT WITH THE INFORMATION IT CONTAINS IS GIVEN WITH THE UNDERSTANDING THAT ALL NEGOTIATIONS RELATIONG TO THE PURCHASE OF THE PROPERTY DESCRIBED ABOVE SHALL BE CONDUCTED THROUGH THIS OFFICE. ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE IS FROM SOURCES DEEMED RELIABLE, IN OUR OPINION, BUT NO REPRESENTATION IS MADE AS TO THE ACCURACY THEROF AND IS SUBMITTED SUBJECT TO ERRORS OMISSIONS, CHANGE OF PRICE OR OTHER CONDITIONS, PRIOR SALE, OR WITHDRAWAL WITHOUT NOTICE.

PROPERTY HIGHLIGHTS

- 2408 sq ft OFFICE
- 521 sq ft WAREHOUSE (heated and cooled)
- NR-LM
- LIVE AND WORK
- 9' CEILING HEIGHT ON FIRST FLOOR
- 10' CEILING HEIGHT ON SECOND FLOOR
- 20'4" WAREHOUSE CEILING HEIGHT
- 10'X12' BAY DOOR
- 2 SEPERATE HEATING/COOLING UNITS
- REFRIGERATED AIR IN WAREHOUSE
- LIVING SPACE WITH A FULL KITCHEN UPSTAIRS
- CLOSE TO BALLOON FIESTA PARK AND I-25
- 208 V @ 100 A, 3 Phase

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PRICE REDUCTION TO \$795,000



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FLOOR PLAN

PRICE REDUCTION TO \$795,000



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FLOOR 1: 1258 sq. ft, FLOOR 2: 1150 sq. ft,

OTHER HEATED AND COOLED AREAS: WAREHOUSE: 521 sq. ft

TOTAL LIVEABLE AREA (BASED ON EXTERIOR DIMENSIONS): 2408 sq. ft

MEASUREMENTS ARE APPROXIMATE. THIS DOCUMENT MAY NOT BE USED TO DETERMINE THE VALUATION OF THE PROPERTY OR ESTIMATE WHETHER AN IMPROVEMENT IS NECESSARY.

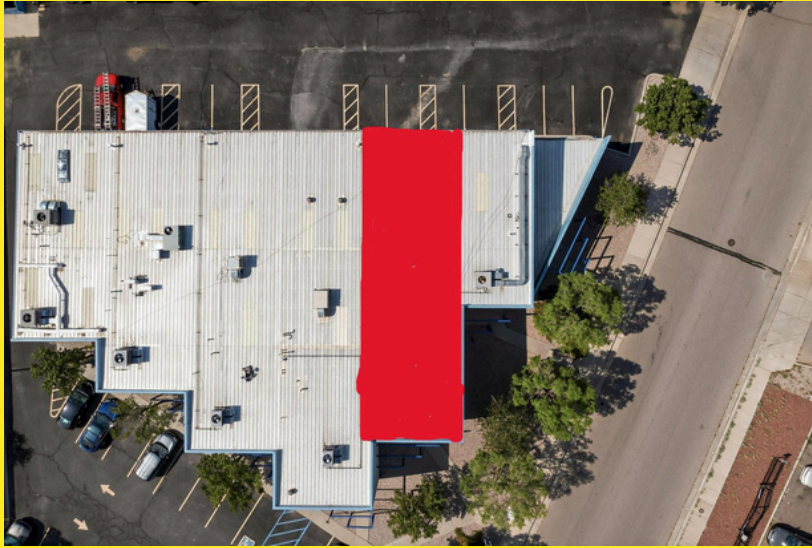


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LOCATION

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