



NORTH BUILDING

SOUTH BUILDING

FOR SALE

2400-2412 MORNINGSIDE DR NE

Albuquerque, NM 87110

PRESENTED BY:

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NM #9117

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NM #48053



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,342,500
BUILDING SIZE:	+/- 8,950 SF
LOT SIZE SF:	19,602 SF
PRICE / SF:	\$150.00
YEAR BUILT:	1985
ZONING:	NR-C
MARKET:	Albuquerque
SUBMARKET:	Northeast Heights
TRAFFIC COUNT:	5,957

PROPERTY OVERVIEW

This 8,950 SF industrial/flex space property in Albuquerque, NM, offers a prime investment opportunity with strong potential for growth and expansion, making it an ideal choice for industrial and flex space investors. Built in 1985 and zoned NR-C, this property features a versatile layout and a strategic location in a thriving commercial market.

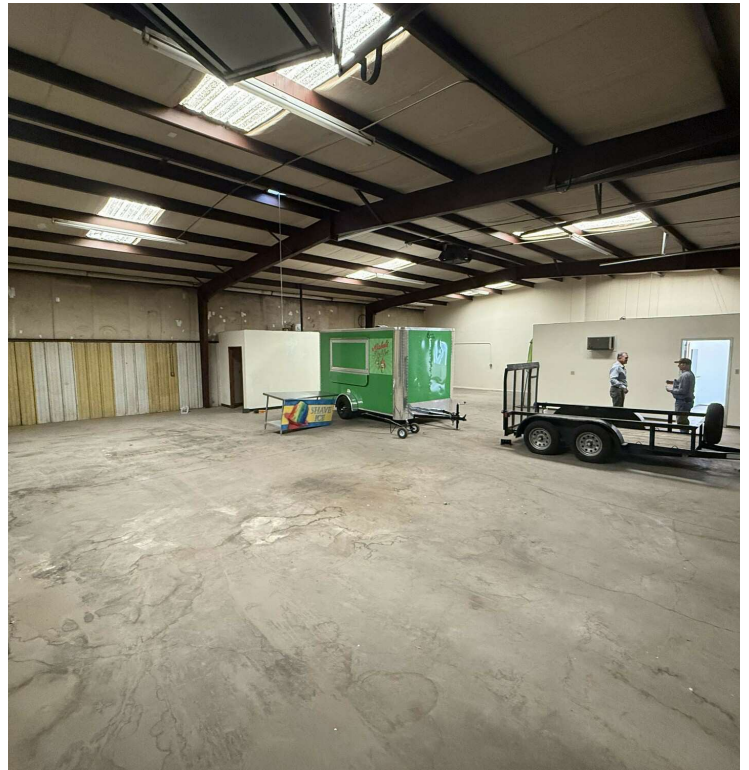
PROPERTY HIGHLIGHTS

- 8,950 SF industrial/flex space
- Easy access to major highways
- Ample parking available
- Highly configurable layout
- Well-maintained building
- South Building: 3,750 SF; 2 tenants - 1,875 SF each
- North Building: 5,200 SF; 3,000 SF and 2,200 SF

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ADDITIONAL PHOTOS



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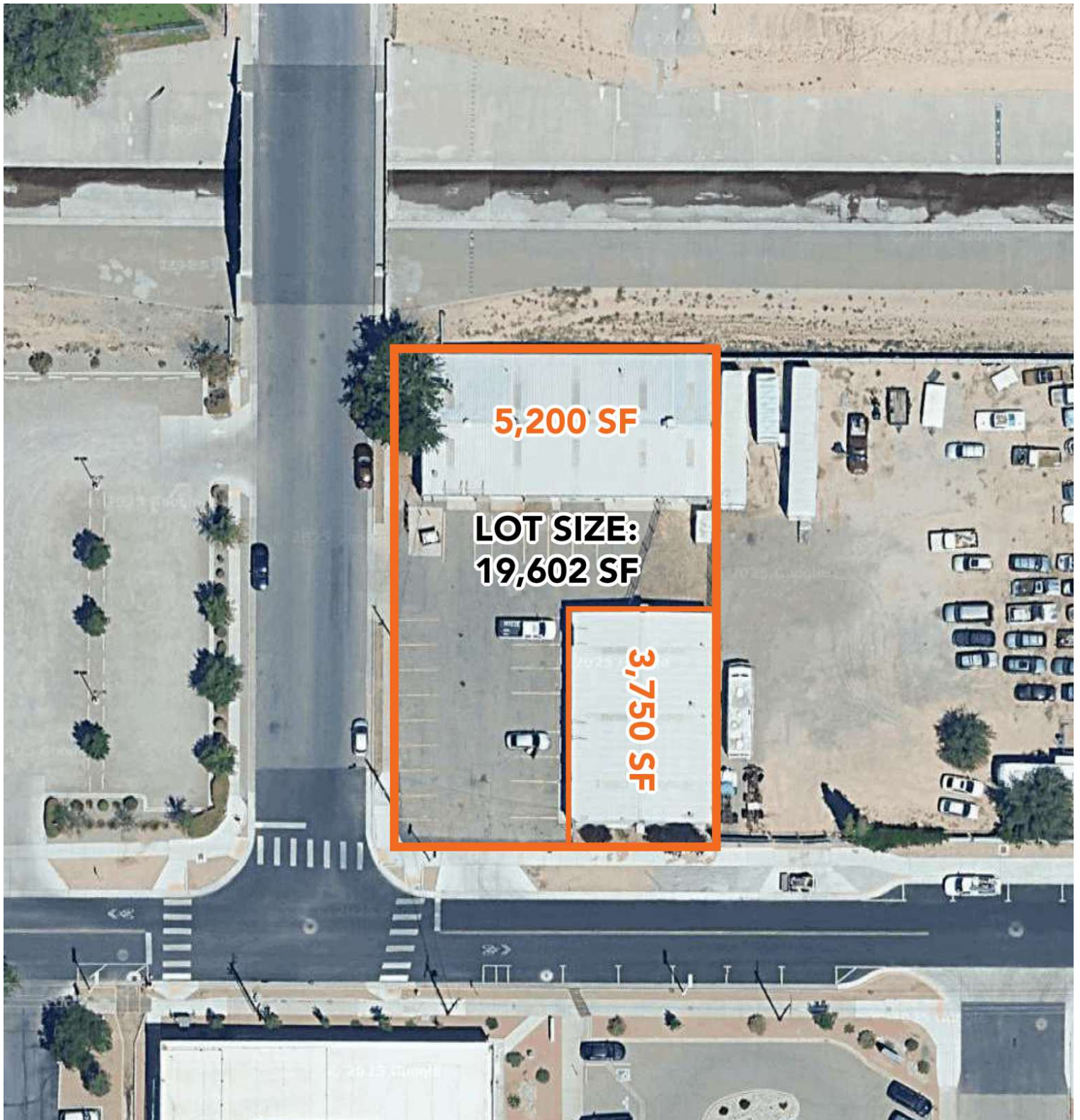
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AERIAL MAP



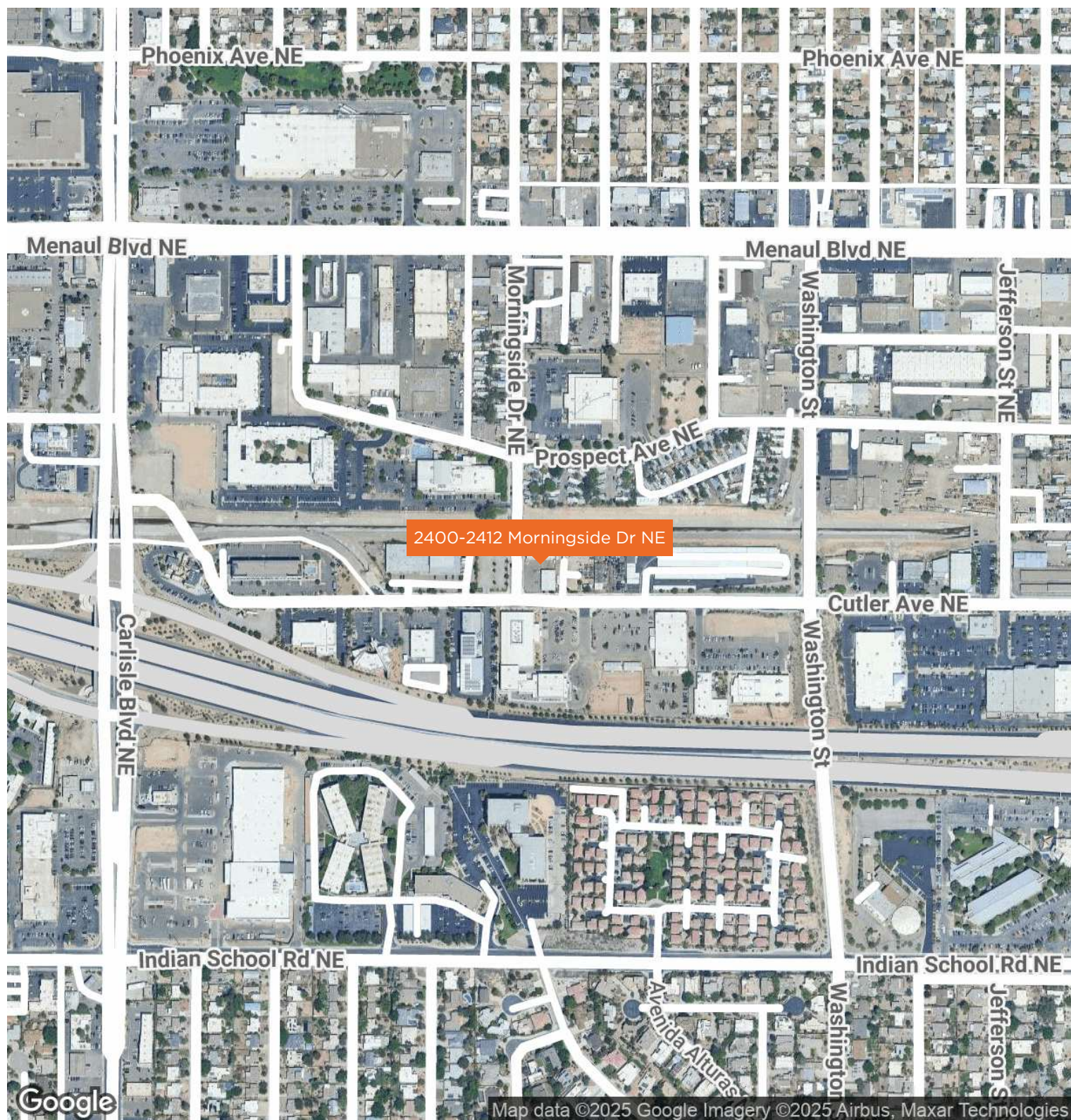
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LOCATION MAP



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RETAILER MAP



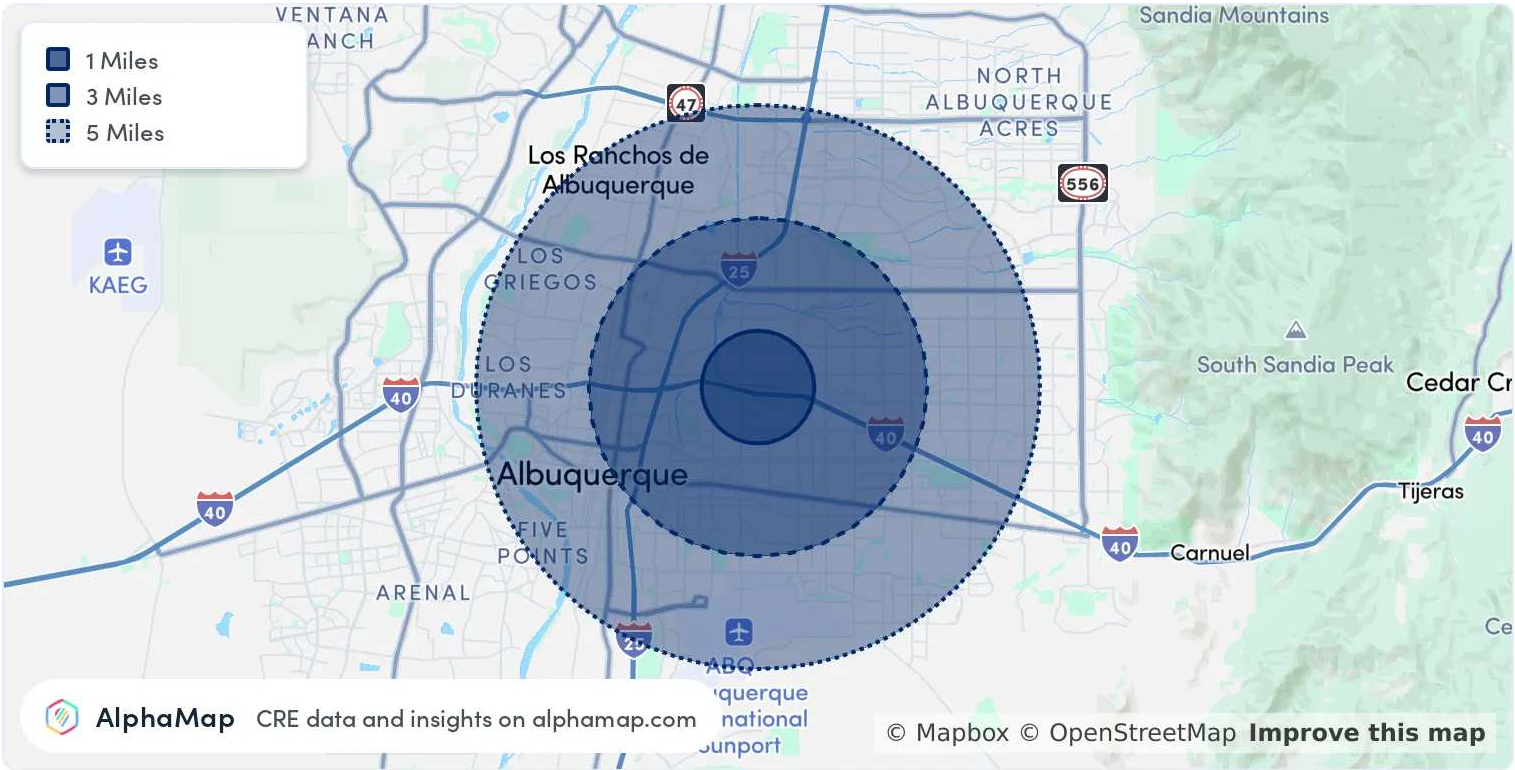
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AREA ANALYTICS



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	12,338	112,052	283,576
AVERAGE AGE	43	41	42
AVERAGE AGE (MALE)	42	40	41
AVERAGE AGE (FEMALE)	44	43	43

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	5,833	53,283	129,648
PERSONS PER HH	2.1	2.1	2.2
AVERAGE HH INCOME	\$96,679	\$80,145	\$81,792
AVERAGE HOUSE VALUE	\$362,335	\$327,701	\$326,033
PER CAPITA INCOME	\$46,037	\$38,164	\$37,178

Map and demographics data derived from AlphaMap

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