



OFFERING MEMORANDUM

FOR SALE

1926 ISLETA BLVD SW, ALBUQUERQUE, NM 87105

PRICE : \$335,000

• 2,073 SF

exp[®]
REALTY

PROPERTY OVERVIEW

FOR SALE

1926 ISLETA BLVD SW, ALBUQUERQUE, NM 87105

FEATURES

PROPERTY:	FOR SALE
Address:	1926 ISLETA BLVD SW, ALBUQUERQUE, NM 87105
Size:	2,073 SF
Lot Size:	0.13 Acres
Zoning:	C-1
Property Class:	B
PRICE	\$335,000



SUMMARY

2,073 sq. ft. available. Fully updated in 2021. Previously operated as a cannabis retail store but easily adaptable for any retail use. Features include keypad entry to offices, a designated security room, merchandise room, 2 bathrooms with floor drains. Entry is equipped with a magnetic lock (maglock) for enhanced security.



This information has been obtained from sources believed reliable. We have not verified it and make no guarantee about it.



Andrea Hankins

505-948-1885
andrea.hankins@exprealty.com



Alexis Pinter

505-261-4969
alexis.pinter@exprealty.com



Maria Tena

505-415-0315
maria.tena@exprealty.com



EXTERIOR PICTURES

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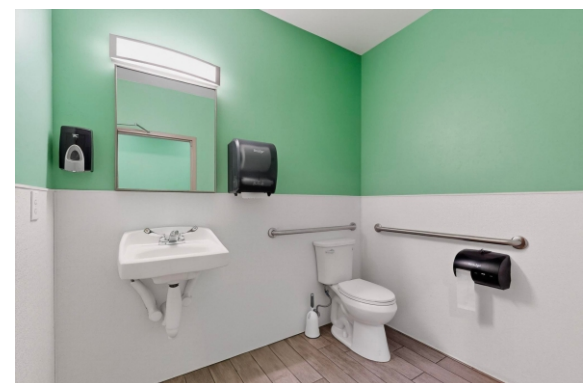
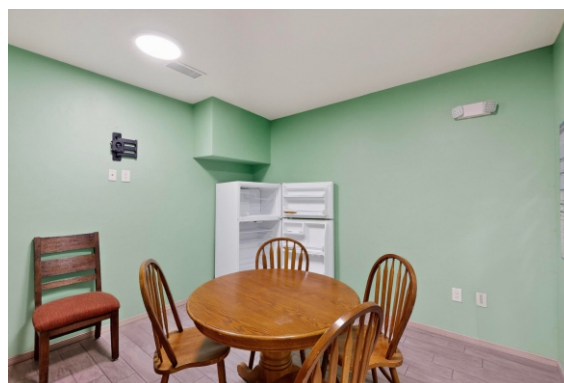
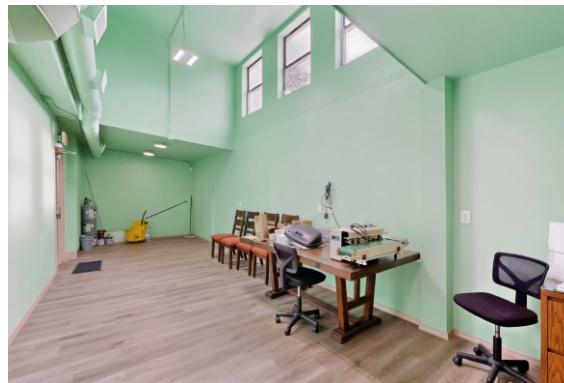
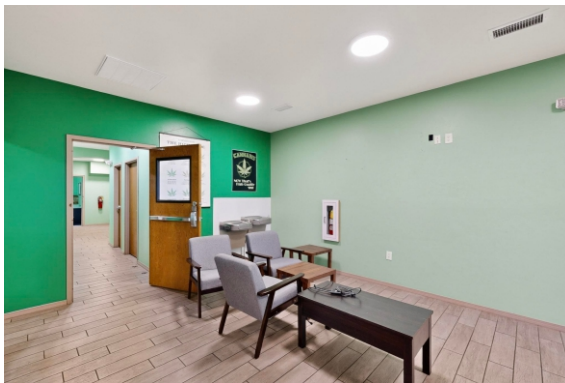
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INTERIOR PICTURES

FOR SALE

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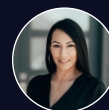
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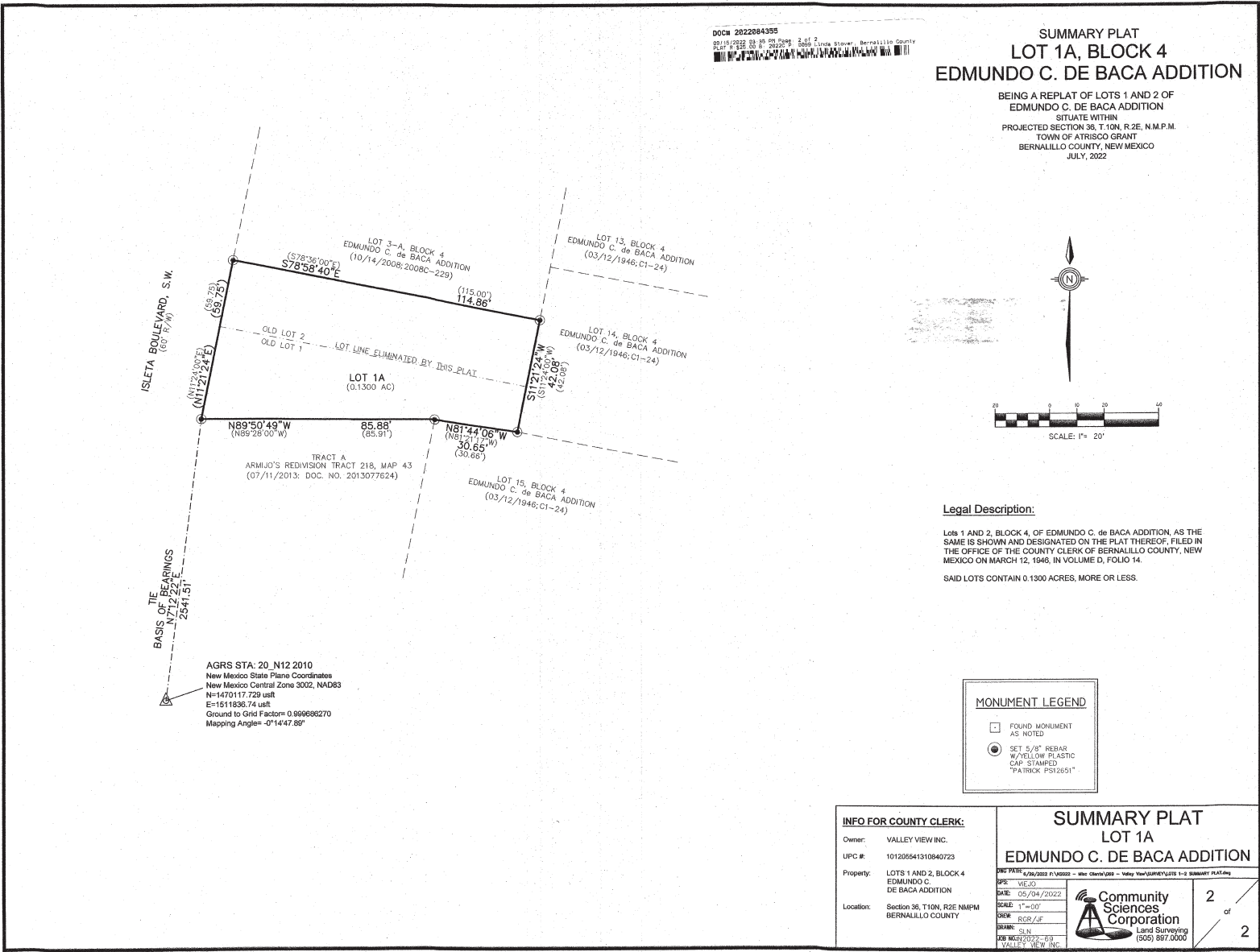
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SUMMARY PLAT

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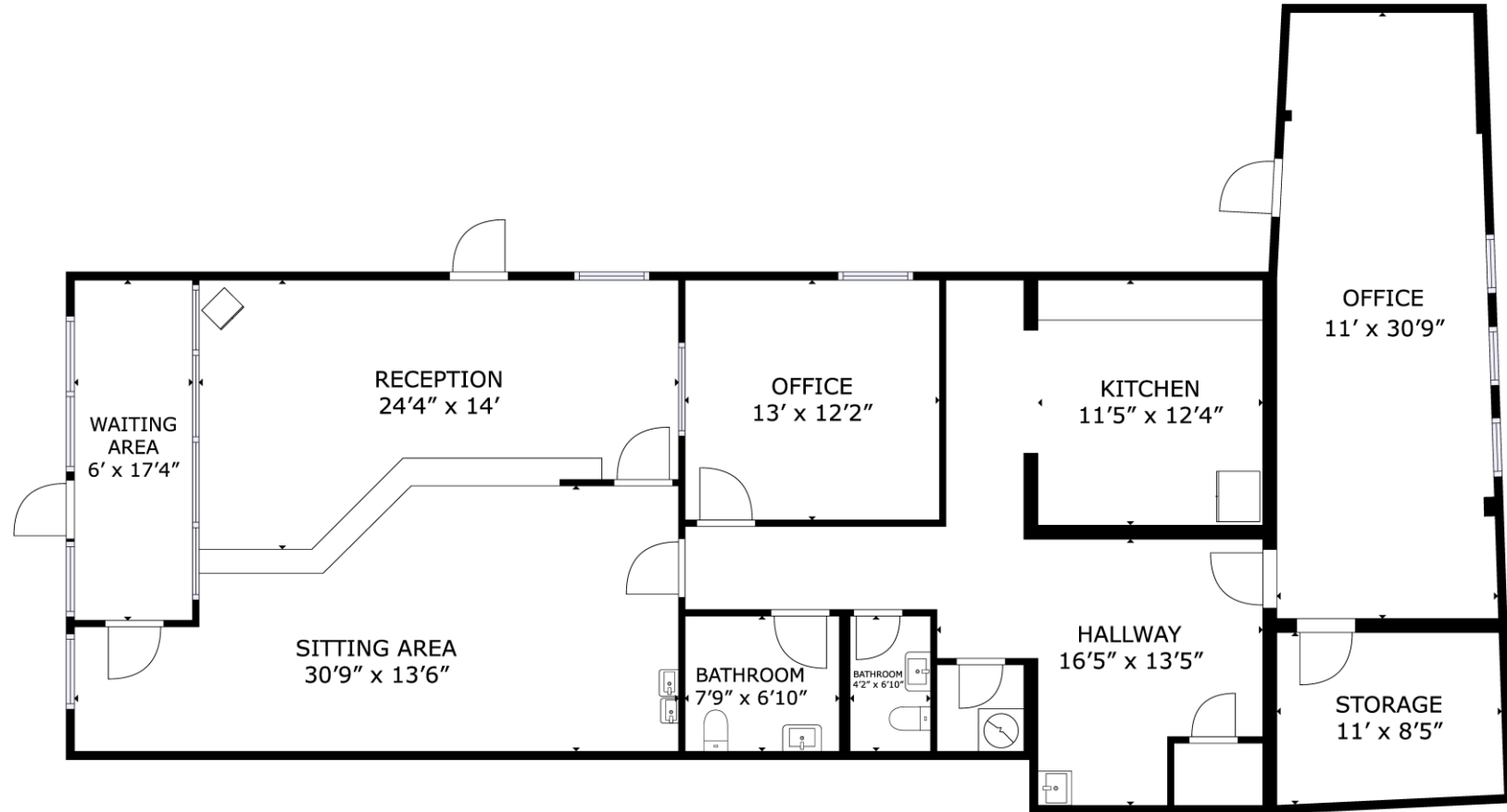
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FLOOR PLAN

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FLOOR 1: 2073 sq ft

TOTAL LIVEABLE AREA (BASED ON EXTERIOR DIMENSIONS): 2073 sq ft

ALL MEASUREMENTS ARE APPROXIMATE. THIS DOCUMENT MAY NOT BE USED TO DETERMINE THE VALUATION OF THE PROPERTY OR ESTIMATE REPAIRS OR IMPROVEMENTS.
ALL PARTIES USING THIS DOCUMENT AGREE TO TAKE THEIR OWN MEASUREMENTS IN ORDER TO DETERMINE THE LAYOUT AND SIZE OF THE PROPERTY.

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AERIAL MAP

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PRESENTED BY



Andrea Hankins

505-948-1885

andrea.hankins@exprealty.com



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LISTING BROKERS



Andrea Hankins

Andrea Hankins, a native of New Mexico, has dedicated over 14 years to advocating for small businesses and implementing expansive sales and networking strategies. Her forte lies in forging strong partnerships, a skill honed through a sophisticated communication framework.

She holds a BA in Mass Communication and Journalism (Public Relations) from the University of New Mexico, where she developed her unique ability to foster environments of engagement and loyalty.

Beyond her professional pursuits, Andrea is deeply committed to giving back to her community. She serves as an active board member for PINK "ME," a breast cancer nonprofit, and the Carrie Tingley Hospital Foundation.

Outside of work and philanthropy, Andrea finds joy in cooking, attending live music events, and cherishing moments with her husband and their three children.

Alexis Pinter

Alexis Pinter, a UNM Alumni, has channeled her family's entrepreneurial legacy into a thriving real estate career since 2013. Known for her dedicated client service, she brings a wealth of experience and a deep connection to the Albuquerque community, particularly the South Valley. Delving into commercial real estate, Alexis is driven by her passion for supporting small businesses. Recognizing the need for specialized assistance among Spanish-speaking entrepreneurs, she has become a trusted resource in guiding and advocating for their needs.

Fluent in Spanish, Alexis ensures inclusive service for all clients. Beyond being a real estate broker holding an associate and qualifying broker license, she actively mentors new brokers and serves as the co-state leader for New Mexico's EXP Young Professionals.

Outside of her professional endeavors, Alexis and her husband enjoy doing life together with their two pups, who are their world. Together, they have embarked on growing their real estate portfolio, aligning with their shared love for travel and plans for the future, envisioning a retirement surrounded by real estate investments and both their personal businesses they have jointly funded.

Maria Tena

Maria Tena is a dedicated real estate professional serving the greater Albuquerque area. With a strong commitment to guiding clients through every step of the buying and selling process, Maria prides herself on her honesty, reliability, and personalized approach. Whether helping first-time buyers find their dream home or assisting families in navigating a competitive market, Maria ensures her clients feel informed, supported, and confident.

Beyond real estate, Maria enjoys spending time with her family, supporting her two children in baseball, and exploring the East Mountains. She also values maintaining a healthy lifestyle through fitness and cooking at home. This balance of professional expertise and personal passion allows Maria to connect with clients on a genuine level and build lasting relationships.



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