

9737 4TH ST NW
ALBUQUERQUE, NM



ICONIC NORTH VALLEY PROPERTY FOR SALE

5,852± SF Former Swim School

CBRE

PROPERTY OVERVIEW

This one-of-a-kind property was a former swim school with an on-site residence. Ideal uses include swim school, water therapy center, or residence with country style charm including a pool, office and creative adaptable open space. This property promises functionality in a great North Valley location!

Property Features:

- ± 55' x 23' indoor teaching pool - compatible for both peroxide and chlorine cleaning systems.
- Covered and shaded outdoor recreation and pool observation area
- Attached residence with abundance of New Mexico charm
- In-place security including automated gates/screens and camera system
- ±27 customer parking spaces



PROPERTY HIGHLIGHTS

5,852± SF

4,100± SF office, pool & school area

1,752± SF residence

0.62±

Acres

\$1,055,000

Sale Price
\$180/SF

R-1

Zoning
Bernalillo County

SITE PLAN











Raymond Sanchez
Community Center

Golden Meadow Dr NW

SITE

Alameda
Elementary
School

CHAMPION
XPRESS CARWASH

528

2nd St NW

2nd St NW

Sandia Ln NW

9737 4TH ST NW

ALBUQUERQUE, NM



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