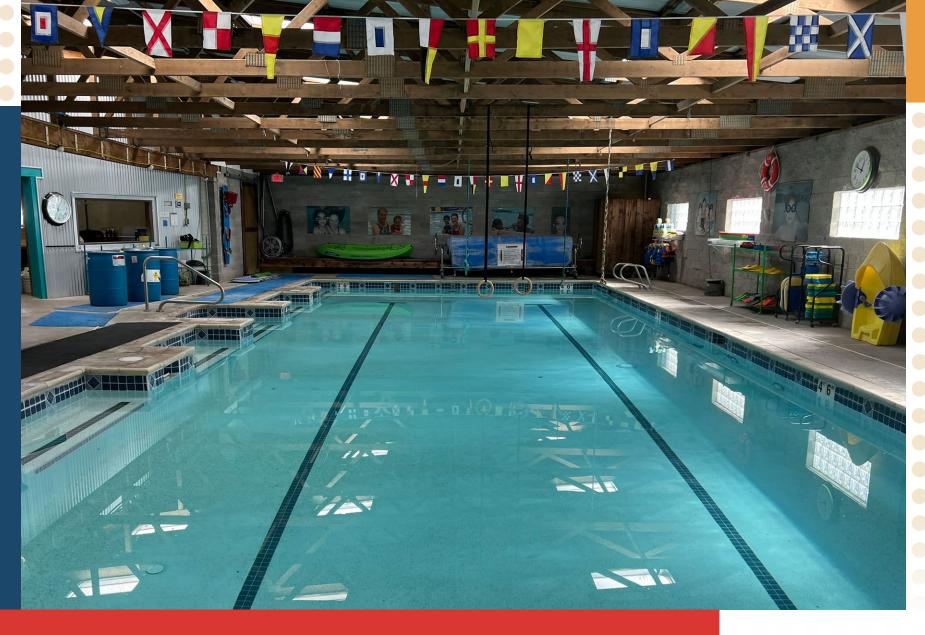
9737 4TH ST NW ALBUQUERQUE, NM



ICONIC NORTH VALLEY PROPERTY FOR SALE

5,852± SF Former Swim School

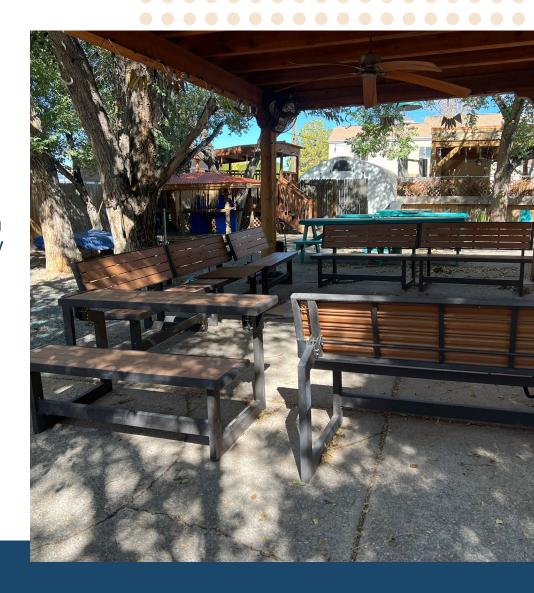


PROPERTY OVERVIEW

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

 $0.62 \pm$

4,100± SF office, pool & school area

Acres

\$1,055,000

Sale Price \$180/SF **R-1**

Zoning Bernalillo County

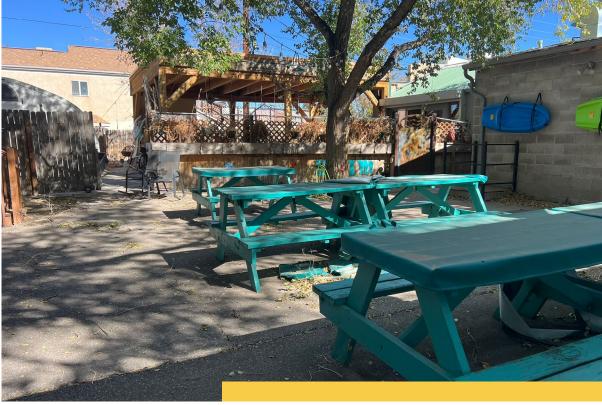
1,752± SF residence

SITE PLAN



GOLDEN MEADOW DR NW



















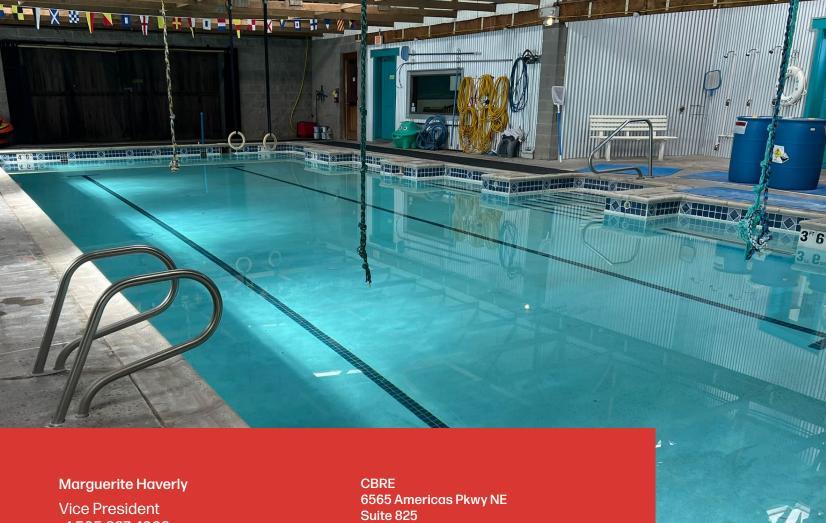








9737 4TH ST NW



CONTACTS

Jason Lott

Vice President +1 505 837 4910 jason.lott@cbre.com Vice President +1 505 837 4902 marguerite.haverly@cbre.com CBRE 6565 Americas Pkwy NE Suite 825 Albuquerque, NM 87110 +1 505 837 4999 www.cbre.com/abq

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

