

For Sale

Multi-Tenant Office Investment

ACADEMY OFFICE PARK IN THE FAR NE HEIGHTS



6721 Academy Rd. NE | Albuquerque, NM 87109

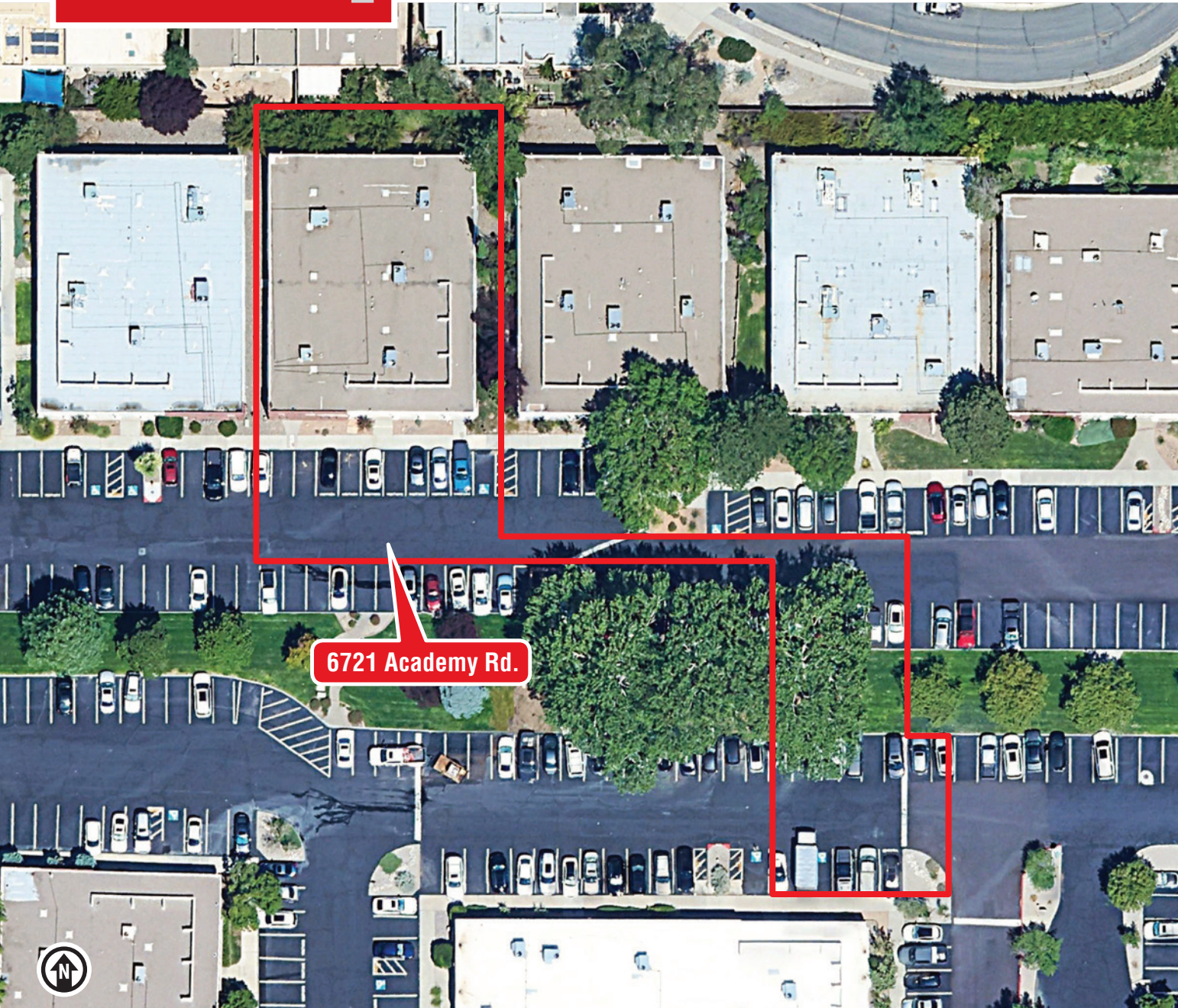
**±7,052 SF on ±0.643 Ac.
Available**

NA SunVista **Got Space™**

Debbie Harms CCIM, SIOR
debbie@sunvista.com | 505 975 0784

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PROPERTY

AVAILABLE

Building: $\pm 7,052$ SF

Land: ± 0.6043

SALE PRICE

\$1,215,000

HIGHLIGHTS

- Located east of San Mateo Blvd. directly north of Arroyo del Oso Golf Course
- Campus atmosphere with award-winning landscaping
- Building signage available
- Easy access to I-25
- 4.5:1,000 parking ratio

ZONING

- PD 

LOCATION

- NWQ Academy Rd. & Truchas Dr. NE



NAISunVista

505 878 0001 | sunvista.com
2424 Louisiana Blvd. NE | Suite 100
Albuquerque, NM 87110

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INVESTMENT OVERVIEW

Tenants

Suite A

Frederkind Construction frederkindconstruct.com

Suite B

Cross State Tax & Finance crossstatefinancial.com

Suite C

S3 Technologies s3nm.com

Suite D

James Writtenberry jmwcpapc.com

Mini-Pod

Location:	6721 Academy Rd. NE
Property Type:	Commercial Office Investment
Total Bldg. SF	±7,052
Total Land Ac.	±0.6043 (±26,325 SF)
Sale Price:	\$1,215,000
CAP Rate:	7.0%
Tenants:	4
Zoning	PD – Planned Development



Demographics

	1 Mile	3 Mile	5 Mile
Total Population	15,191	120,370	253,295
Average HH Income	\$93,365	\$98,575	\$103,483
Daytime Employment	6,919	95,670	177,425

2024 Forecasted by Esri

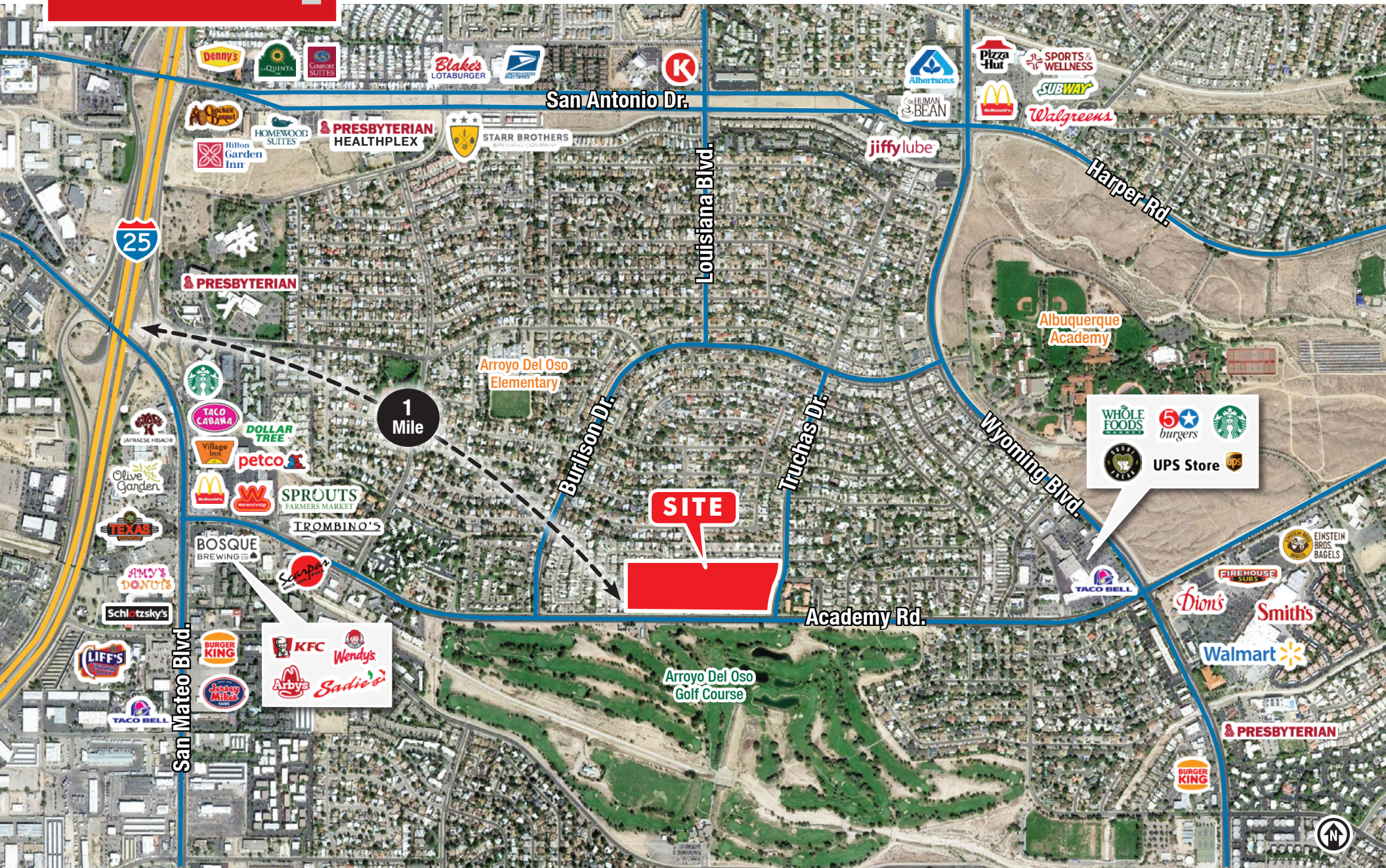
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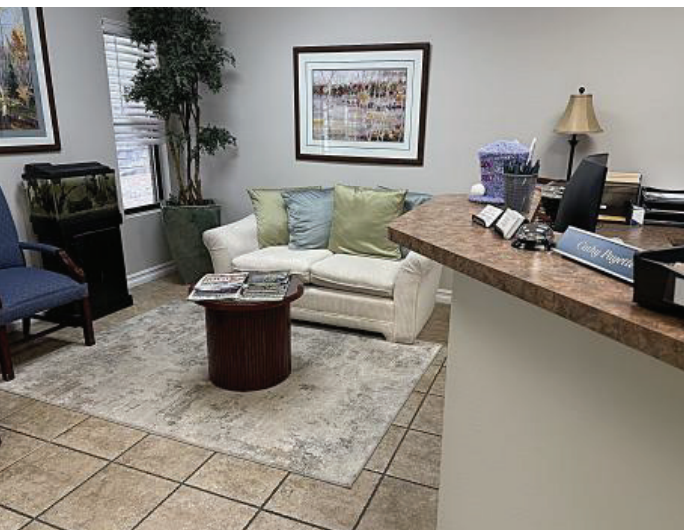
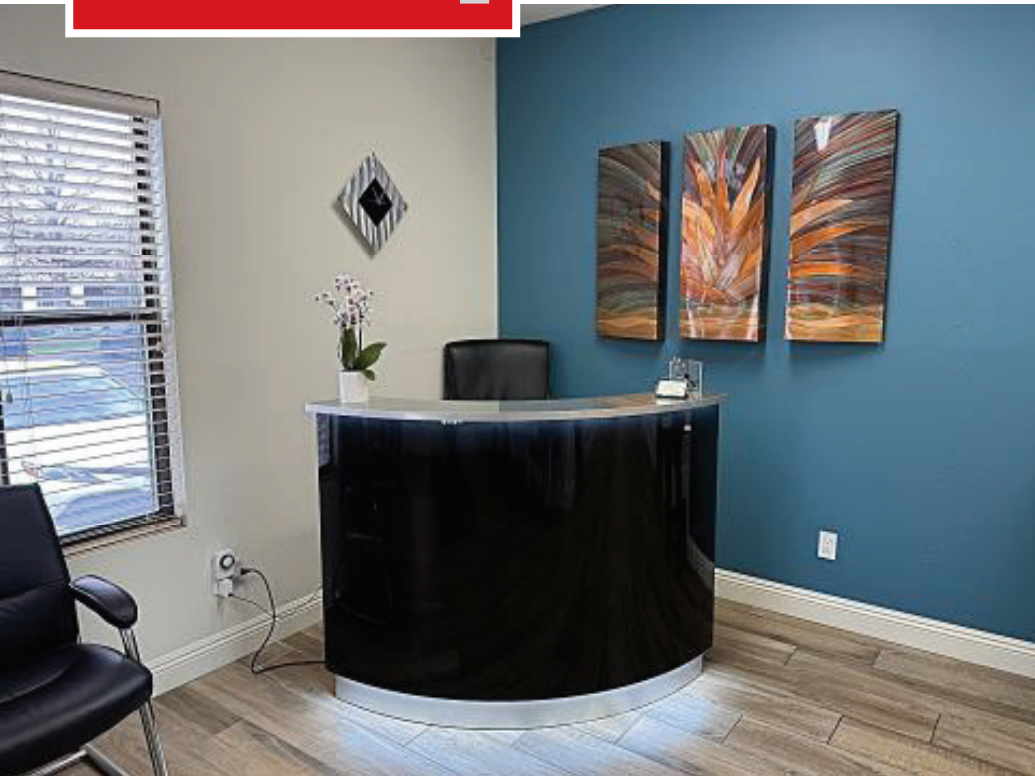
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FLOOR PLAN

±7,052 SF

Common Area

