



**Seller
Financing
Available**

147 TEXAS STREET NE

ALBUQUERQUE, NM 87108 | 8,000 SQ FT | \$549,000



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Property Overview

147 Texas St NE offers a freestanding $\pm 8,000$ SF industrial warehouse situated on a ± 0.31 -acre fully fenced yard in Albuquerque's Southeast Heights industrial corridor. Built in 1978, the property features 12'-15' ceiling height, two (2) 12' x 12' grade-level overhead doors, and 3-phase power, making it well-suited for a variety of warehouse, distribution, light manufacturing, or contractor uses.

The site is zoned MX-M (Mixed Use – Moderate Intensity), allowing for flexible industrial and commercial applications. Prior use included a flyer printing press, and the current permitted use is warehouse storage with 3 renovated dedicated offices. The property is vacant and available for immediate occupancy. Approximately 1,088 SF of space that will allow for climate controlled workspace or storage.

PROPERTY DETAILS

Address	147 Texas St
Location	Near Central Ave & Wyoming Blvd
Building Type	Industrial Warehouse
Gross Area	8,000 sq ft
Year Built	1978
Sales Price	\$549,000
Land	0.31 Acres
Zoning	MX-M
Ceiling Height	12'-15'
Fully Fenced Yard	Approximately 5,000 SF
Power	3 Phase Power
Gas	Suspended Gas
Doors	2 12' X 12' Grade Level Overhead Doors

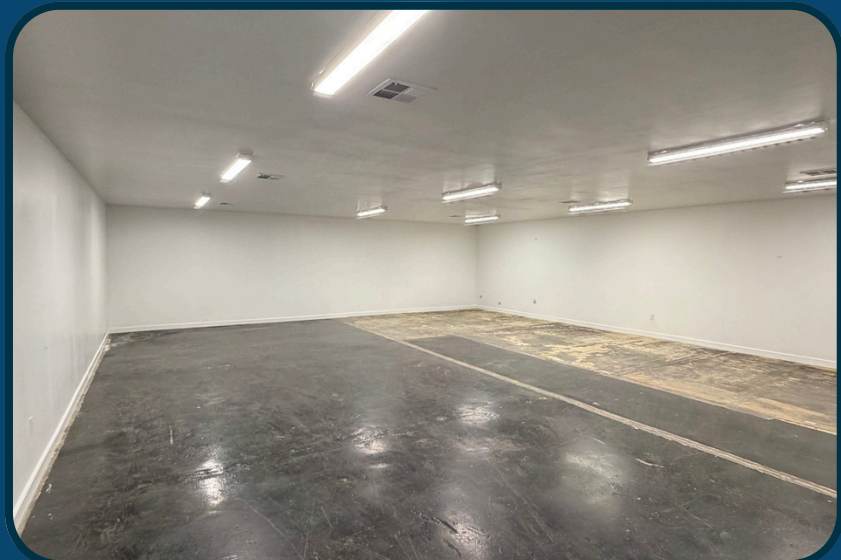
*estimated operating expenses

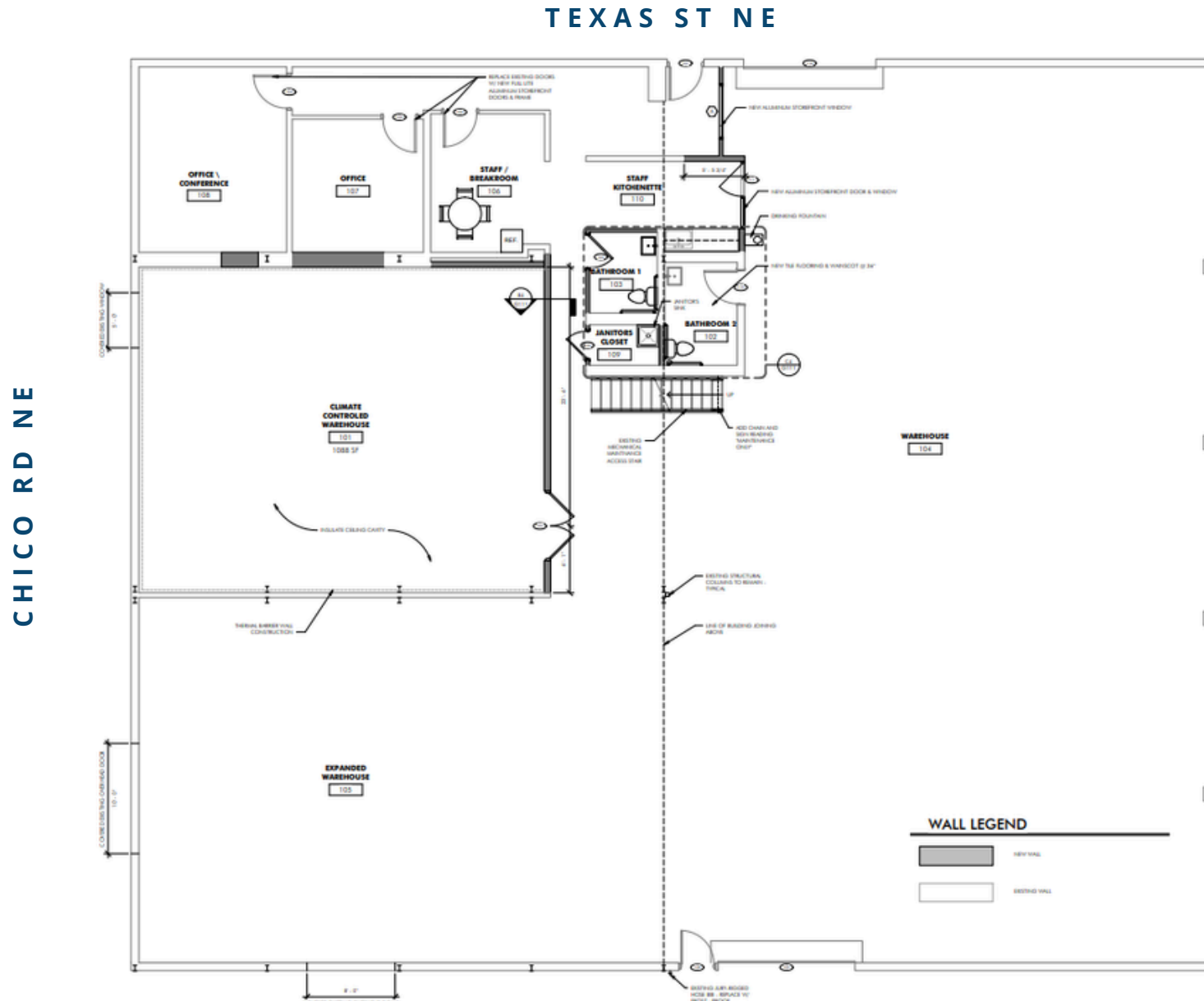


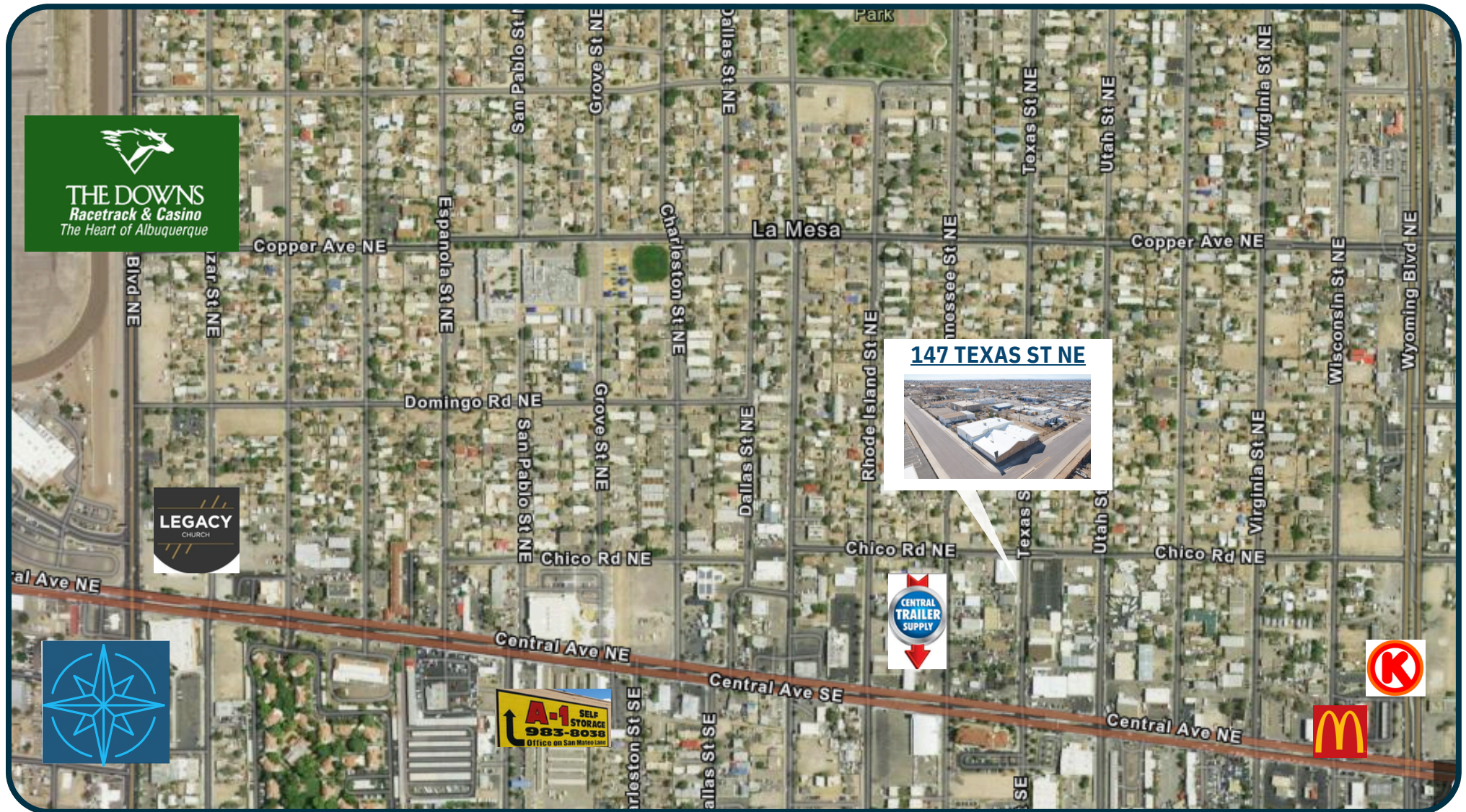
CHICO RD

TEXAS ST

147 TEXAS | 8,000 SF









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