

112 Virginia St NE

112 Virginia St NE, Albuquerque, NM 87108

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BERKSHIRE HATHAWAY
NM COMMERCIAL REAL ESTATE



FOR SALE



**AUTO SERVICE /
WAREHOUSE**



BUILDING SIZE
+/- 3,000 SF



ZONING
MX-M



SALE PRICE
\$210,000 / \$70/SF

NEGOTIABLE

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PROPERTY SUMMARY

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PROPERTY HIGHLIGHTS

- +/- 3,000 SF building
- Approx. 0.23-acre lot
- MX-M zoning
- Gated yard with front rolling gate
- Two overhead garage doors
- Three-phase power
- 80% warehouse
- 20% office
- Functional small-bay owner-user opportunity
- Located in Albuquerque's Southeast Heights submarket
- Flexible mixed-use/service positioning



Location Highlights:

Just off Central Avenue NE in the International District / Southeast Heights area
Quick access to San Mateo Blvd, Louisiana Blvd, Gibson Blvd, and I-40
Minutes from Albuquerque International Sunport and Downtown Albuquerque
Surrounded by service, contractor, auto, storage, and neighborhood commercial uses
MX-M zoning supports flexible commercial and mixed-use positioning
Practical location for local service operators needing a small building with secure yard area

OFFERING SUMMARY

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PROPERTY DESCRIPTION:

112 Virginia St NE offers a compact owner-user opportunity in Albuquerque's Southeast Heights submarket. The property is improved with an approximately 3,000 SF auto service / warehouse building on an approximately 0.23-acre lot, with a functional warehouse-heavy layout, office component, gated yard, rolling front gate, overhead garage access, and three-phase power.

The building's size and configuration are well suited for an owner-user, contractor, auto-service operator, light service business, storage-oriented user, or investor seeking a smaller commercial asset with practical yard utility. MX-M zoning provides flexible mixed-use and commercial positioning, while the property's established auto-service history supports continued service-oriented marketing.



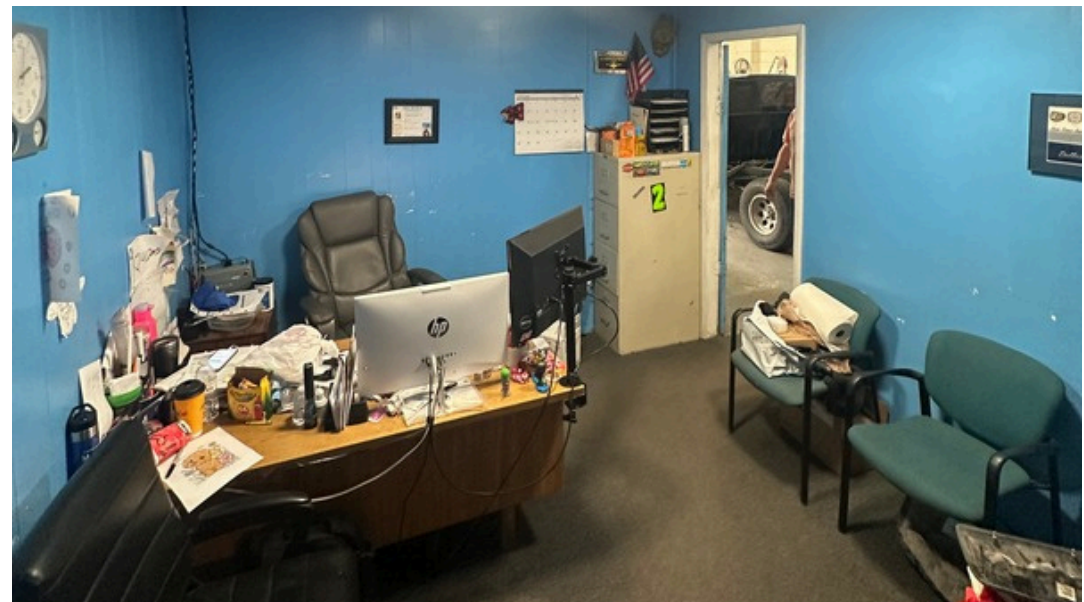
PROPERTY PHOTOS

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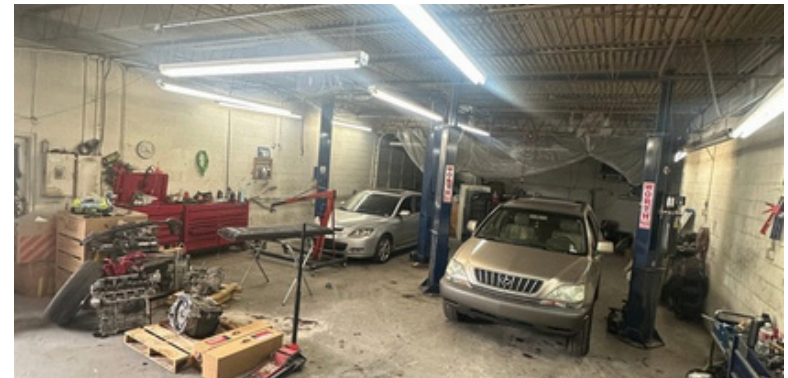
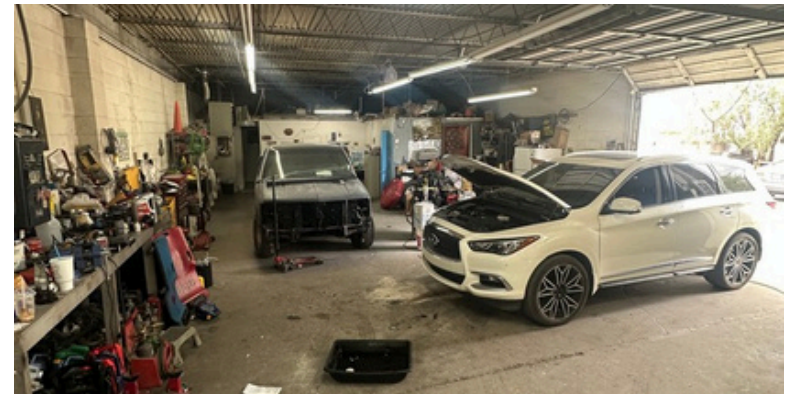
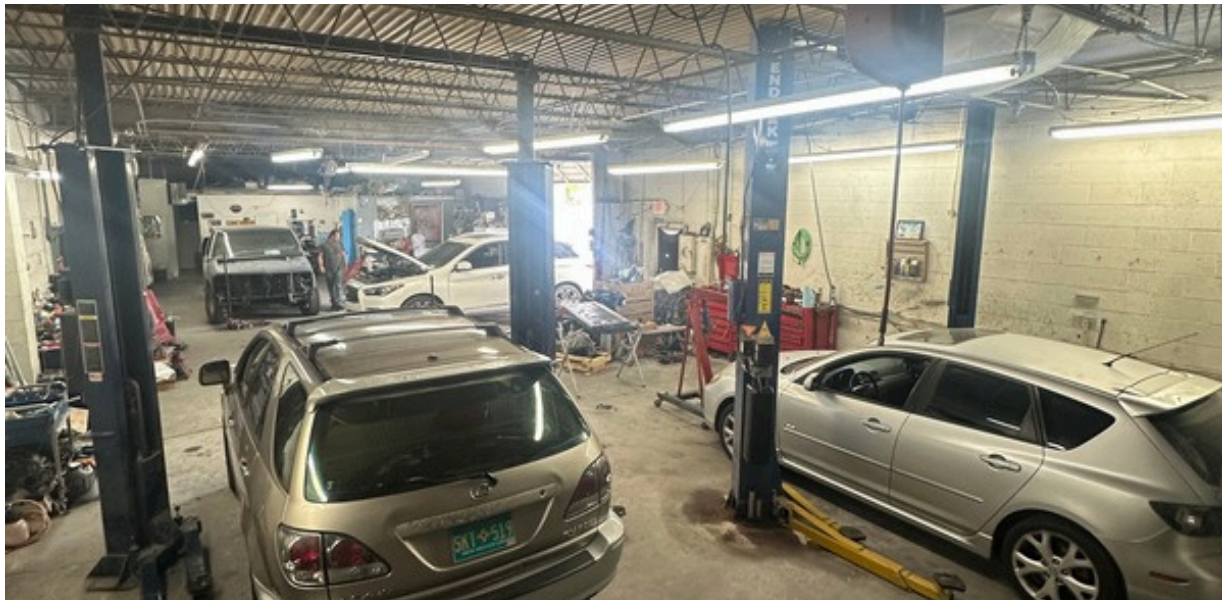
PROPERTY PHOTOS

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FLOOR PLAN

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FLOOR 1: 3006 sq ft

TOTAL LIVEABLE AREA (BASED ON EXTERIOR DIMENSIONS): 3006 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.

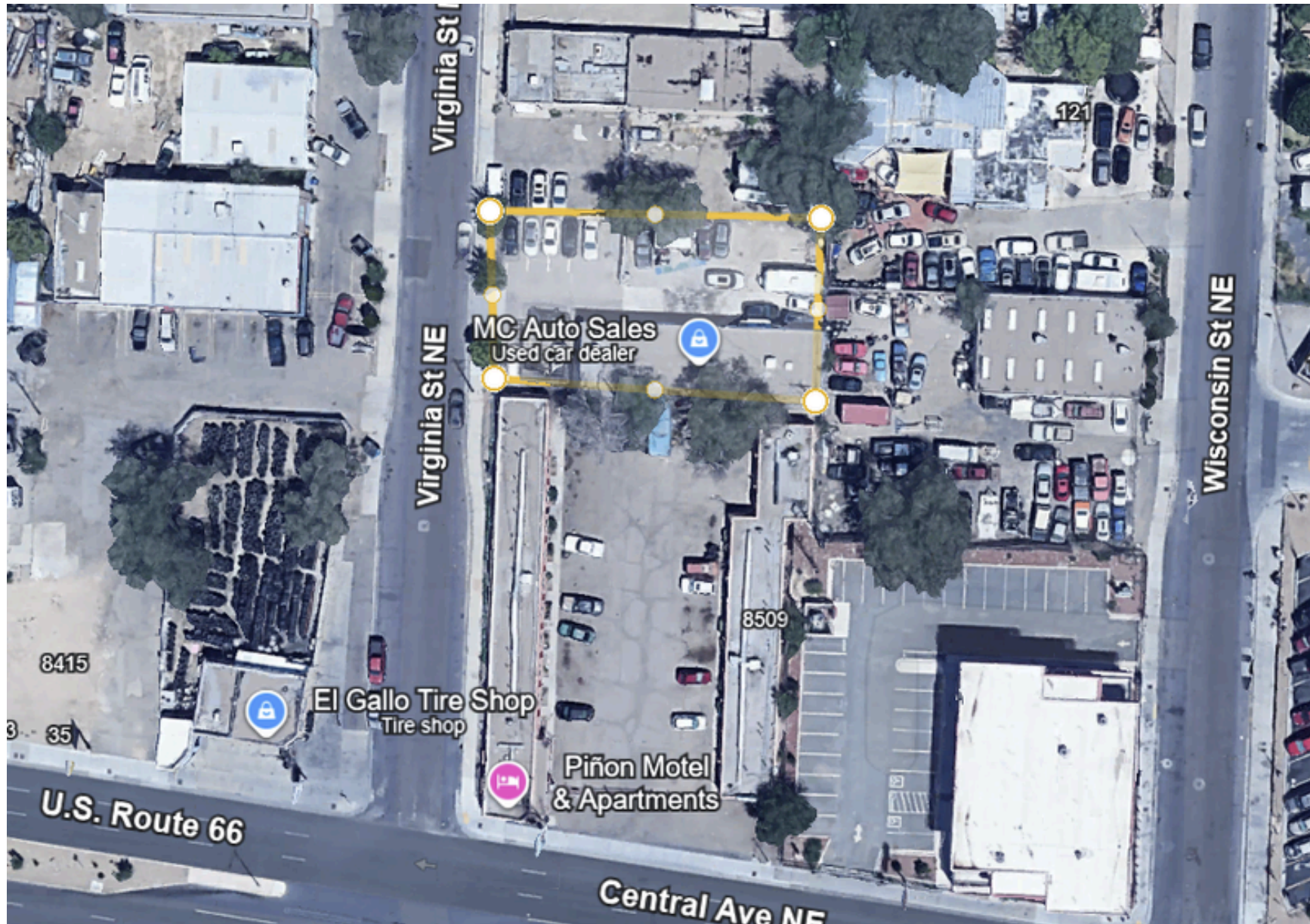
SITE PLAN

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LOCATION MAP

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