

FOR SALE



COUTURE
BROKERAGE

\$545,000

- 3400 ft.² commercial retail building
- Eight parking spaces
- Parcel is 30,435 sq ft
- Fully Leased
- Plus 10 unit storage



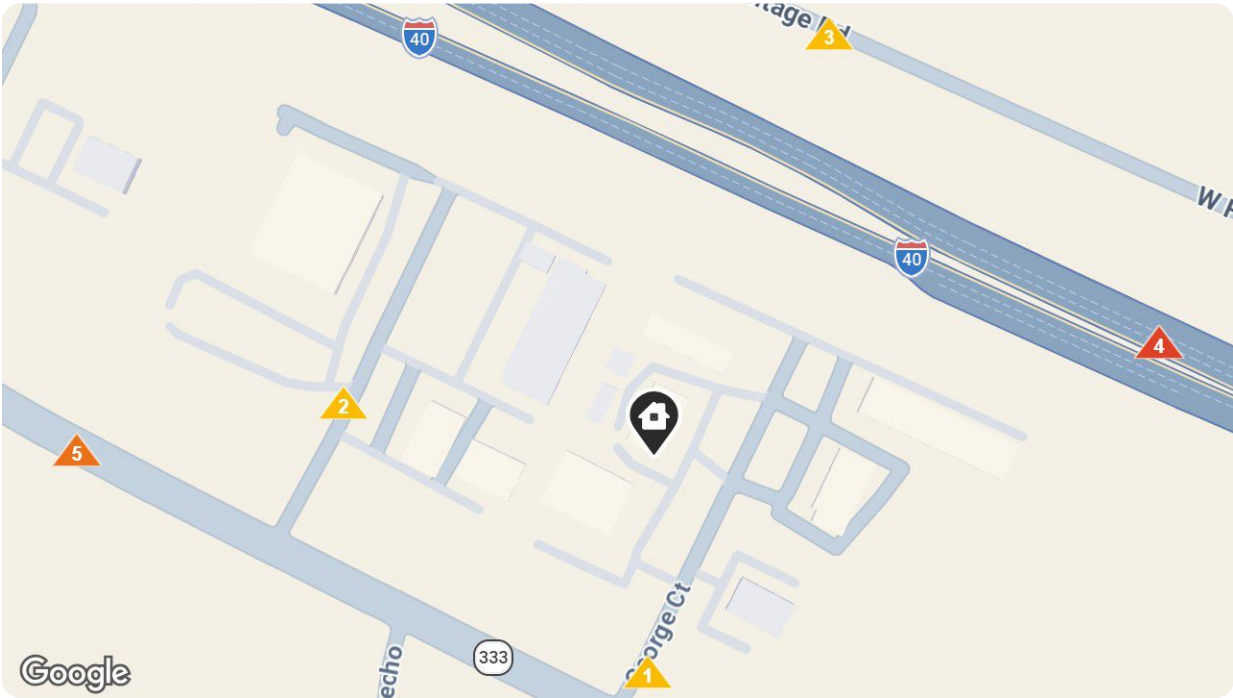
Toni Lei Ponic
Qualifying Broker, CFM, REALTOR®
toni@nm1.com



3909 Juan Tabo NE, Suite 5
Albuquerque, NM 87111
505.321.3259



Traffic Counts



Daily Traffic Counts

- ▲ Up to 6,000 / day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ Over 100,000 / day

Traffic Counts within 1 mile by Proximity

▲ 343 George Court 2025 Est. daily traffic counts Cross: Old Route 66 Cross Dir: SW Distance: 0.03 miles Historical counts Year ▲ Count Type 2023 ▲ 337 AADT	▲ 343 Marietta Court 2025 Est. daily traffic counts Cross: Old Route 66 Cross Dir: SW Distance: 0.08 miles Historical counts Year ▲ Count Type 2023 ▲ 337 AADT	▲ 588 West Frontage Road 2025 Est. daily traffic counts Cross: S Plz Lp Cross Dir: S Distance: 0.19 miles Historical counts Year ▲ Count Type 2023 ▲ 611 AADT 2022 ▲ 576 AADT 2021 ▲ 572 AADT 2020 ▲ 488 AADT	▲ 20,100 I- 40 2025 Est. daily traffic counts Cross: Hwy 344 Cross Dir: SE Distance: 0.33 miles Historical counts Year ▲ Count Type 2014 ▲ 18,422 AADT 2013 ▲ 18,147 AADT 2012 ▲ 23,872 AADT	▲ 8,000 Old Route 66 2025 Est. daily traffic counts Cross: Marietta Court Cross Dir: SE Distance: 0.11 miles Historical counts Year ▲ Count Type 2023 ▲ 7,980 AADT
---	---	---	---	---

AADT - Annual Average Daily Traffic ADT - Average Daily Traffic AWDT - Average Weekly Daily Traffic
NOTE: Daily Traffic Counts are a mixture of actual and estimates



Search Parcels

Search for an address or locate on map

▼

3 George

×

🔍

← Tax Parcels

99001240 - REAL - 3 GEORGE CT

Parcel Number: 99001240

UPC: 1039056303378000000

[See Sketch and Property Description Information](#)

Physical Address:

3 GEORGE CT
EDGEWOOD, NM 87015

Owner Name:

1895 MAIN STREET LLC

Owner Mailing Address:

5215 GALLEY RD
COLORADO SPRINGS , CO 80915-2365

Tax Code Area: 8TIN

Legal Description:

LOT 16-A1, .6987 AC, S28 T10N R7E

Acres: 0.6987

Plat Book/Page: 497/024

Current Deed: 1945959 REC 03/09/2021

Previous Deed: 1787091 REC 02/23/2016

Neighborhood: Commercial Central

Property Class: COMM

Market Values

Land: \$101,461.00

Structures: \$385,158.00

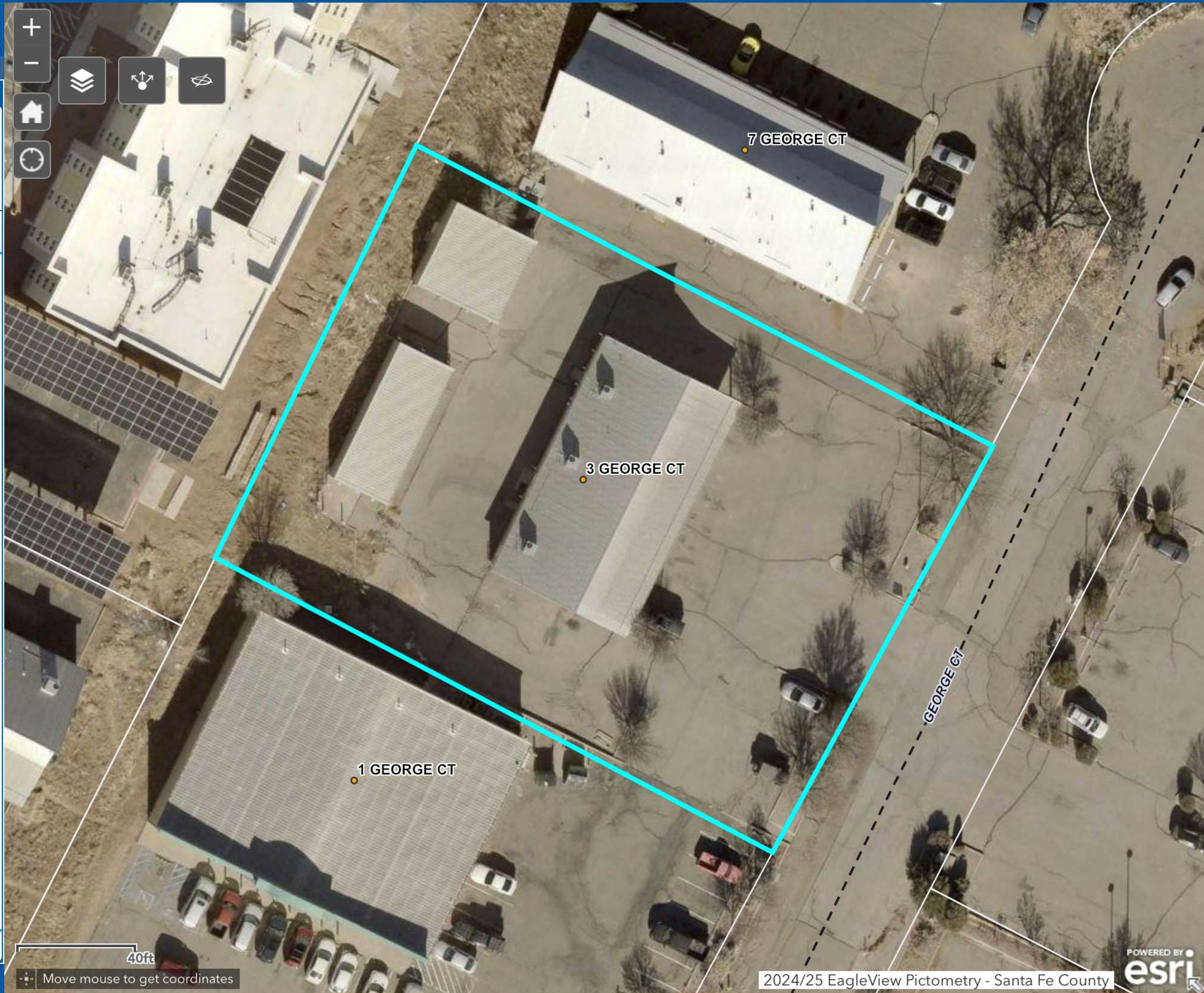
Assessed Values

Land: \$101,461.00

Structures: \$385,158.00

Exemption Value: \$0.00

[See Notice of Value on Document Manager](#)



Move mouse to get coordinates