

FOR SALE

GREAT OWNER OCCUPANT OPPORTUNITY

NORTHEAST OWNER OCCUPANT OFFICE OPPORTUNITY

2907 SAN MATEO BLVD. NE, ALBUQUERQUE, NEW MEXICO 87110



High traffic area (33,201 cars daily), very well maintained 1,223 SF mixed-use property in Albuquerque's Northeast Heights submarket (MX-L zoning, 87110) featuring 3 private offices (flexible to 4), conference room, large reception and break areas, and ample parking with a storage shed on a private gated back lot offering additional space for storage, overflow parking, or future buildout. Built for professional tenants and owner-operators seeking established, turnkey commercial space with operational infrastructure. Ideal for attorneys, insurance agencies, healthcare childcare, and other professional services seeking move-in ready space with expansion potential.

JACKIE MOSS APODACA MBA

Senior Advisor | Qualifying Broker

JackieMACommercial@gmail.com

(505) 999-0762



8200 Carmel Ave NE STE 103-A, Albuquerque, NM 87122
505.292.8900

FOR SALE

CENTRALLY LOCATED / I-40 EXIT

2907 SAN MATEO BLVD. NE, ALBUQUERQUE, NEW MEXICO 87110

LOCATION

Prime Central Location

High Visibility. High Traffic. High Potential.

- ✓ Dense Residential Trade Area
- ✓ Easy Access to I-40
- ✓ Surrounded by National Retailers

SITE

Property Highlights:

- 1,223 SQ FT
- 33,201 traffic count
- 7 front parking spaces
- Large secure back lot
- Well maintained building

AUDIENCE:

- Law offices
- Day care
- Therapists
- Live / Work space



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PHOTOS



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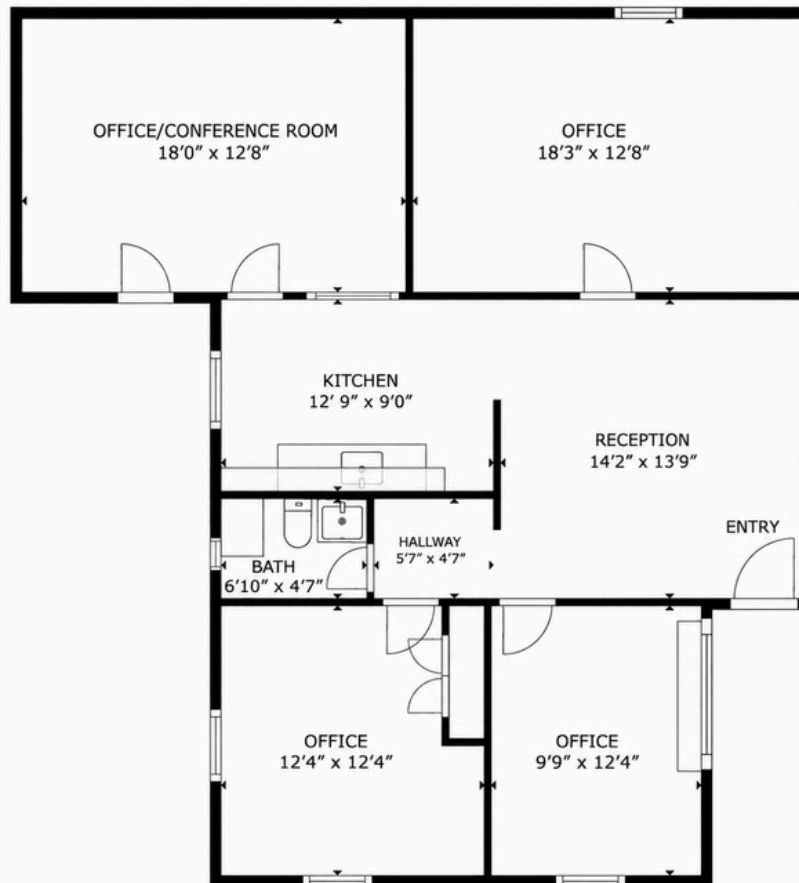
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3 - 4 OFFICES + CONFERENCE ROOM

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FLOORPLAN



2907 San Mateo Blvd NE, Albuquerque, NM, 87110

FLOOR 1: 1223 sq ft

TOTAL LIVEABLE AREA (BASED ON EXTERIOR DIMENSIONS): 1223 sq ft

DISCLAIMER: THESE ARE APPROXIMATE, THIS DOCUMENT MAY NOT BE USED TO DETERMINE THE VALUATION OF THE PROPERTY OR ESTIMATE REPAIRS. BUYERS USING THIS DOCUMENT AGREE TO TAKE THEIR OWN MEASUREMENTS IN ORDER TO DETERMINE THE LAYOUT AND SIZE OF THE PROPERTY.



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SURVEY

