

FOR SALE

±6,568 SF Freestanding Commercial Building

2409 WYOMING BLVD NE ALBUQUERQUE, NM 87112



Prime opportunity to own a centrally located commercial property on high-traffic Wyoming Blvd NE, just north of Menaul. This ±6,568 SF freestanding building features two distinct street-facing entrances. Ideal for owner-users, nonprofits, or value-add investors looking to redevelop or reposition.

R1 COMMERCIAL
REAL PEOPLE, REAL SUCCESS, ONE FAMILY

Sale Price: **\$499,000**
Building Size: **6,568 SF**

Acres: **0.4043 AC**
Zoning: **Mixed Use
Moderate Intensity**

FOR SALE

±6,568 SF Freestanding Commercial Building

2409 WYOMING BLVD NE ALBUQUERQUE, NM 87112



Property Highlights:

- ±6,568 SF freestanding building
- Two separate front entrances – potential for multi-tenant use
- 26 dedicated rear parking spaces
- Zoned MX-L – flexible for office, retail, or institutional use
- 33,000+ VPD on Wyoming Blvd NE
- First time on the market in 50+ years
- Perfect for owner-users, nonprofits, or investors with a vision

Currently utilized as a thrift store, the building offers flexible interior space ready for customization. The lot includes 26 private parking spaces at the rear of the building. While rear access presents a tight ingress/egress, the visibility and exposure more than make up for it, with 33,000+ vehicles per day passing directly in front of the property.

Offered for the first time in over 50 years, this is a rare chance to acquire a high-visibility property in one of Albuquerque's most active corridors.

R1 COMMERCIAL
REAL PEOPLE, REAL SUCCESS, ONE FAMILY

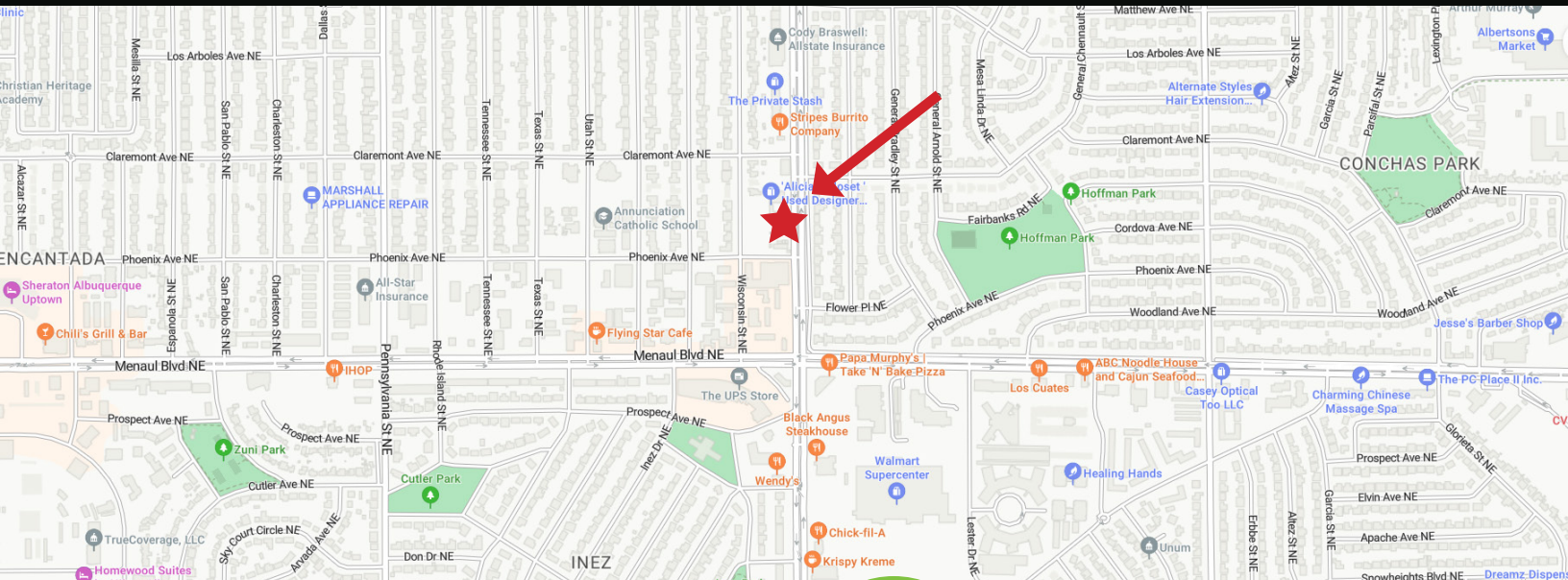


CHRIS BYRD 505-710-5088
chris@chriswbyrd.com

FOR SALE

±6,568 SF Freestanding Commercial Building

2409 WYOMING BLVD NE ALBUQUERQUE, NM 87112



R1 COMMERCIAL
REAL PEOPLE, REAL SUCCESS, ONE FAMILY



CHRIS BYRD 505-710-5088
chris@chriswbyrd.com

FOR SALE

±6,568 SF Freestanding Commercial Building

2409 WYOMING BLVD NE ALBUQUERQUE, NM 87112



R1 COMMERCIAL
REAL PEOPLE, REAL SUCCESS, ONE FAMILY



CHRIS BYRD 505-710-5088
chris@chriswbyrd.com