5721 EDITH

5721 Edith Blvd NE, ABQ, NM 87107

BERKSHIRE HATHAWAY
NM COMMERCIAL REAL ESTATE



FOR SALE OR LEASE

CONTRACTOR'S YARD WITH WAREHOUSE

AVAILABLE SPACE
4,047 SF

SALE PRICE
$650,000
$160/SF

LEASE RATE
$5,000 per month
including NNN

Christian File
Cfile@CREBerkshire.com | 505.235.8518
Joseph Maez
Jmaez@CREBerkshire.com | 505.633.3335

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PROPERTY SUMMARY

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PROPERTY HIGHLIGHTS

- Size: 4,047 SF
- Land Area: 0.46 acres with gated and paved yard
- Unique Live-Work Opportunity
- Main Building: 1,255 SF home or convertible office space
- Full kitchen and bathrooms included
- Additional Warehouses:
- Warehouse One: 1,842 SF
- Warehouse Two: 954 SF
- Recent Zoning Change: Now permits contractor's yard and storage use
- Original Zoning: County C1 New Special Zoning: Includes all C1 uses, contractor's yard and storage
- Ideal for versatile commercial and storage needs



PROPERTY OVERVIEW

This 4,047 SF property sits on 0.46 acres of gated and paved yard space. The property boasts a unique possibility of having a live work situation. The main building is a 1,255 SF home. The house will take some work for it to be livable or converted into ofce space. The main building comes equipped with piping for a kitchen. It also has a bathroom. The property also has two additional warehouses. Warehouse one is 1,842 SF and warehouse two is 954 SF. This property just underwent a zoning change to permit use for a contractor's yard and storage. The original zoning is county C1. The new special zoning includes all uses under C1 as well as contractors yard and storage uses.

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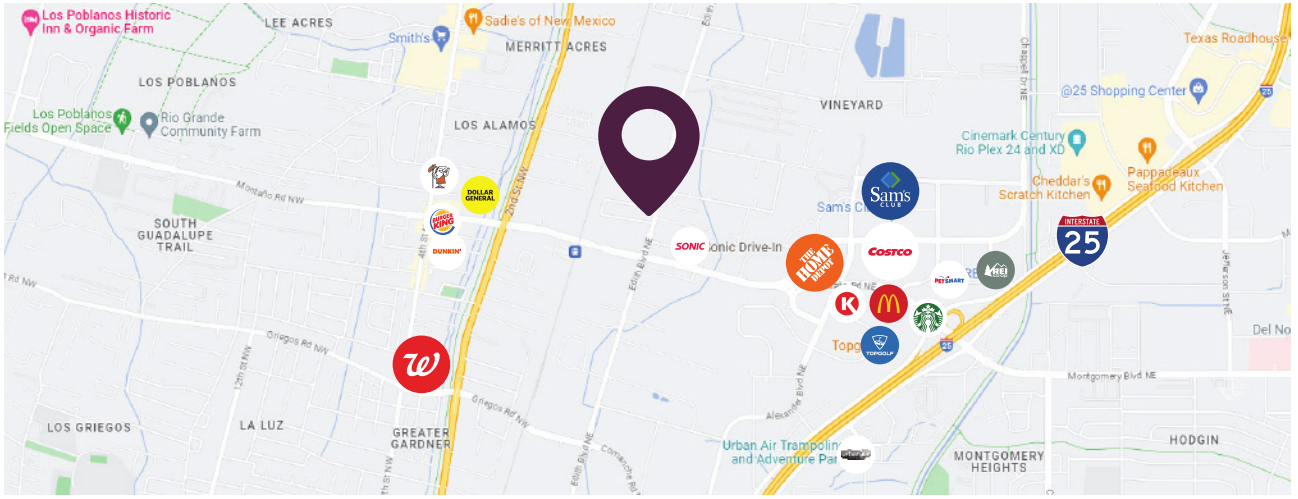
AREA SUMMARY

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AREA OVERVIEW

The property benefits from its close proximity to major transportation routes, including the Big-I, making it easily accessible from various parts of the city and surrounding areas. This convenient connectivity ensures convenient commuting for customers, clients, and employees. The location is part of a well-established commercial hub, known for its thriving business community. The area attracts a diverse range of businesses, contributing to a dynamic and competitive market. It offers excellent exposure to potential customers and clients seeking goods and services in the surround-ing area.



AREA TRAFFIC GENERATORS

- » Costco
- » Sam's Club
- » McDonald's
- » Sonic
- » Walgreens
- » PetSmart
- » Burger King
- » Dunkin'
- » Starbucks
- » Home Depot

DEMOGRAPHICS | 2022

POPULATION: 246,566
5-MILE RADIUS

DAYTIME POPULATION: -
5-MILE RADIUS

AVG HH INCOME: $77,860
5-MILE RADIUS

TRAFFIC COUNTS: Edith & Montano
29,888 VPD
(Costar 2022)

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OFFERING SUMMARY

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OFFERING OVERVIEW

Lease rate:	$5,000 per month including NNN
Ceiling height:	12 ft
Power:	Single Phase - 400amp
HVAC type:	Gas, Swamp cooler, Mini splits
Available SF:	4,047 SF
Zoning:	All C1 use, contractor's yard, and storage



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PHOTOS

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PHOTOS

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PHOTOS

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SITE PLAN

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3D CASAS

5721 Edith Blvd NE, Albuquerque, NM, 87107
MAIN BUILDING: 1255 sq. ft
GARAGE 1: 1837 sq. ft
GARAGE 2: 955 sq. ft

TOTAL: 4047 sq. ft

ALL MEASUREMEMENTS 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.

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LOCATION MAP

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