

For Sale

Office/Warehouse with Oversized Yard

2ND FLOOR LIVING QUARTERS W/FULL BATH AND KITCHEN



**±7,200 SF on ±2.91 Ac.
Available**

2975 NM Highway 47 | Los Lunas, NM 87031

NAI SunVista] **Got Space™**

Riley McKee CCIM, SIOR
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Alex Pulliam
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For Sale

OFFICE/WAREHOUSE WITH OVERSIZED YARD

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SITE

Building: $\pm 6,000$ SF
Land: ± 2.91 Acres

Gate

47

SITE

AVAILABLE

1st Floor Office:	$\pm 1,200$ SF
2nd Floor Living Space:	$\pm 1,200$ SF
Warehouse/Shop:	$\pm 4,800$ SF
Total:	$\pm 7,200$ SF

Land: ± 2.91 Acres

SALE PRICE \$1,250,000

ZONING

- C-1, Neighborhood Commercial, Los Lunas

HIGHLIGHTS

- 14'-19' warehouse/shop clear height
- 4 - 14' high overhead doors
- Entire property is fully fenced
- Finished office area
- 2nd floor living quarters with full bath and kitchen
- Easy access via Highway 47

LOCATION

SEQ NM Hwy. 47 & El Cid Loop

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LOCATION



NAI SunVista

505 878 0001 | sunvista.com | [f](#) [X](#) [in](#) [v](#)
2424 Louisiana Blvd. NE | Suite 100 | Albuquerque, NM 87110

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Kitchen



Bedroom

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The information contained is believed reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projection, opinion, assumption or estimated uses are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on many factors which should be evaluated by your tax, financial, and legal counsel. You and your counsel should conduct a careful independent investigation of the property to determine that it is suitable to your needs.

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