

POST-TENSIONING
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SERVICES

SALE

8612 Paseo Alameda NE Unit D

8612 PASEO ALAMEDA NE

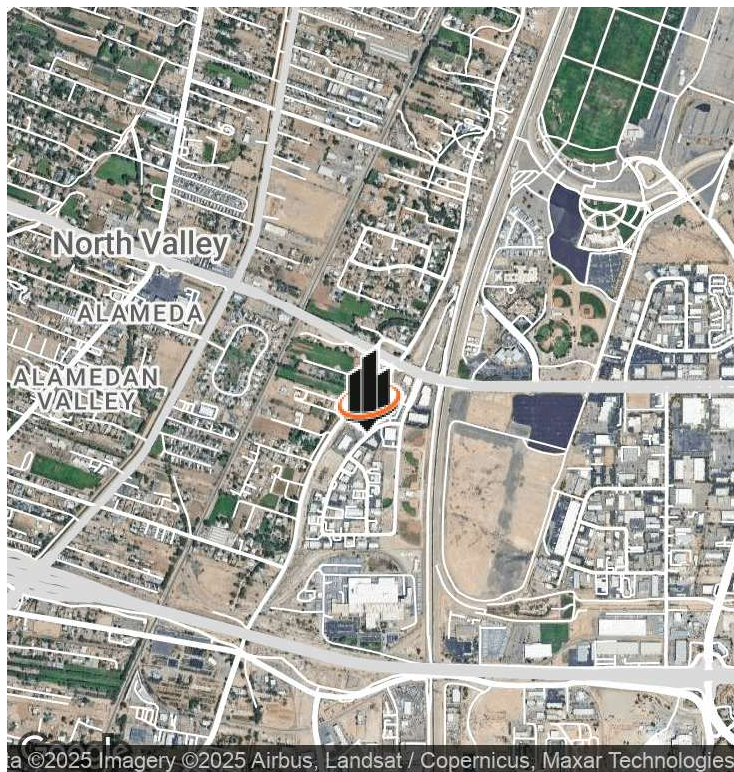
Albuquerque, NM 87113

PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$600,000
BUILDING SIZE:	2,449 SF
LOT SIZE:	0.82 Acres
PRICE / SF:	\$245.00
YEAR BUILT:	2000
ZONING:	NR-LM
MARKET:	Albuquerque
SUBMARKET:	North I-25
TRAFFIC COUNT:	3,707

PROPERTY OVERVIEW

Discover an exceptional investment opportunity at 8612 Paseo Alameda NE, Albuquerque, NM. This well-maintained 2,449 SF industrial/flex space, constructed in 2000, offers a modern design and a versatile floor plan, creating an ideal environment for a range of businesses. With ample parking and high visibility, this property promises prime visibility and accessibility. Zoned NR-LM, it presents a superb chance to secure a strategic commercial asset in the thriving Albuquerque area. Don't miss the chance to make this coveted industrial/flex space your next successful investment. SELLER FINANCING AVAILABLE.

PROPERTY HIGHLIGHTS

- - Modern 2,449 SF building
- - Ample parking for convenience
- - High visibility for increased exposure
- - Versatile floor plan for flexibility
- - Well-maintained property for peace of mind
- - Prime investment opportunity in Albuquerque
- - Zoned NR-LM for diverse usage

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PROPERTY DESCRIPTION



LOCATION DESCRIPTION

Explore the strategic location of 8612 Paseo Alameda NE Unit D in Albuquerque, NM. This industrial and office showroom property offers high visibility and convenient access to major transportation routes. The area is home to leading companies and is near the Sandia Peak Tramway, Albuquerque International Sunport, and vibrant shopping and dining options. It's an ideal investment opportunity for businesses seeking a dynamic business hub with strong appeal to customers and employees.

SITE DESCRIPTION

Premises is part of a condominium project and the site is shared with multiple other owners.

INTERIOR DESCRIPTION

2 offices and a work area with 2 restroom upstairs. Additional storage over closet and bathrooms. Fluorescent lighting, skylights and wood flooring

PARKING DESCRIPTION

Parking is shared by condominium tenants/owners

UTILITIES DESCRIPTION

PNM, Gas Company of New Mexico and City of Albuquerque.

CONSTRUCTION DESCRIPTION

Steel Construction with Framed Stucco

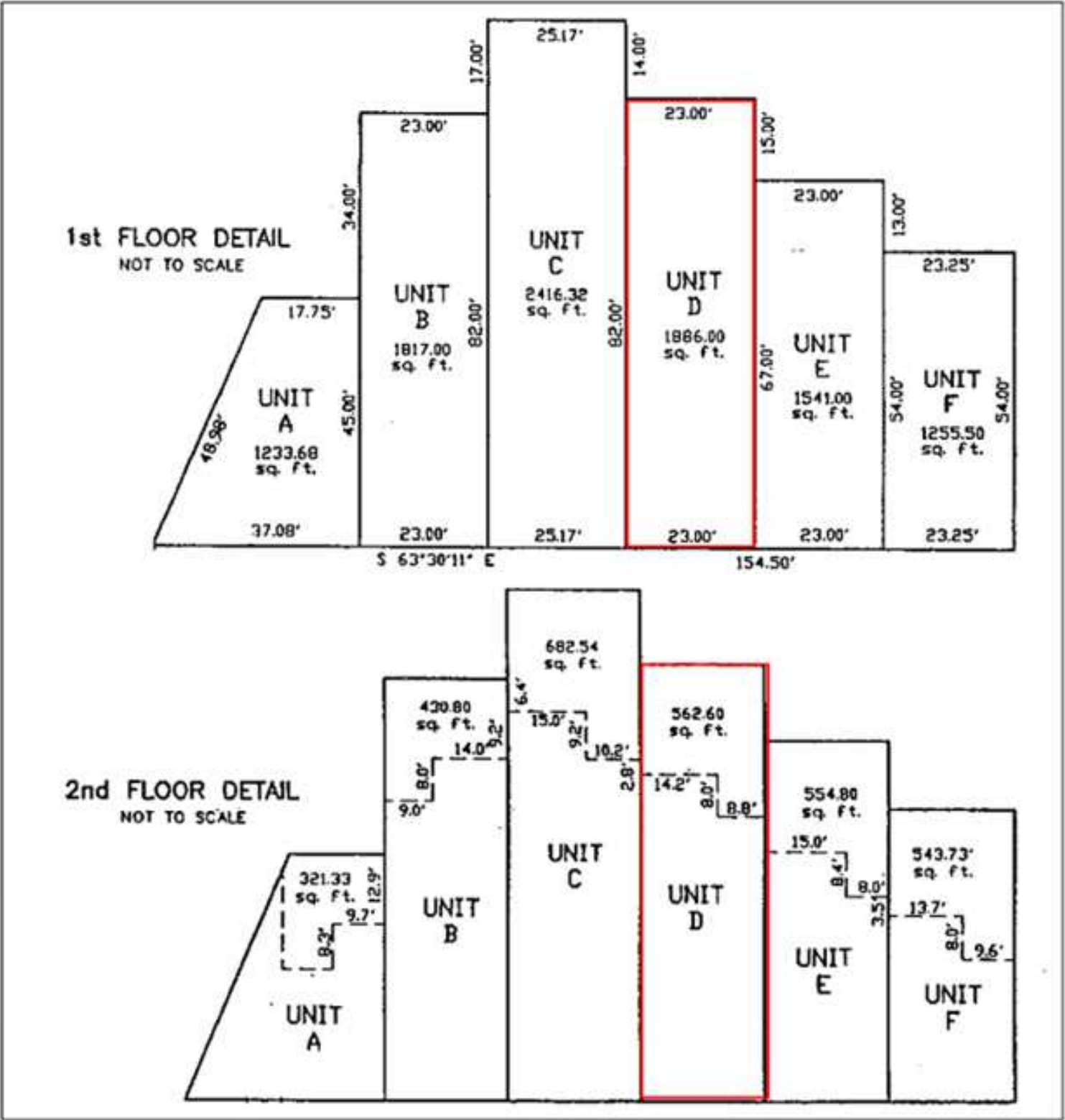
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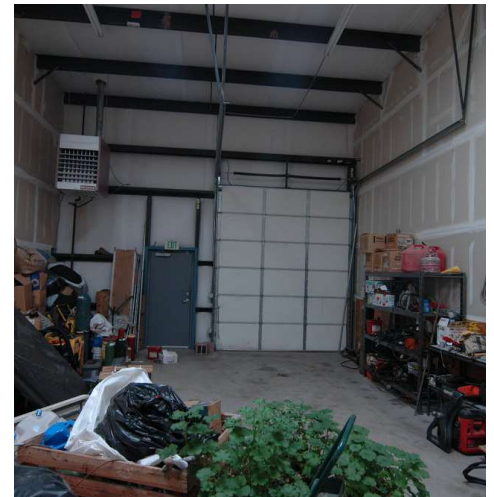
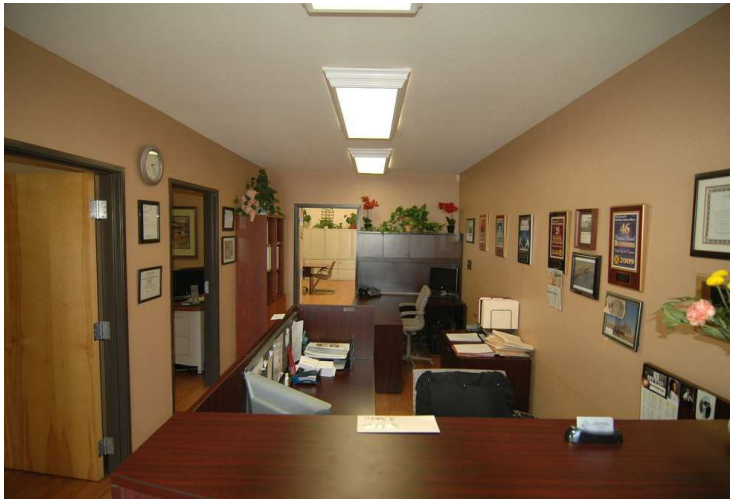
BUILDING FOOTPRINT



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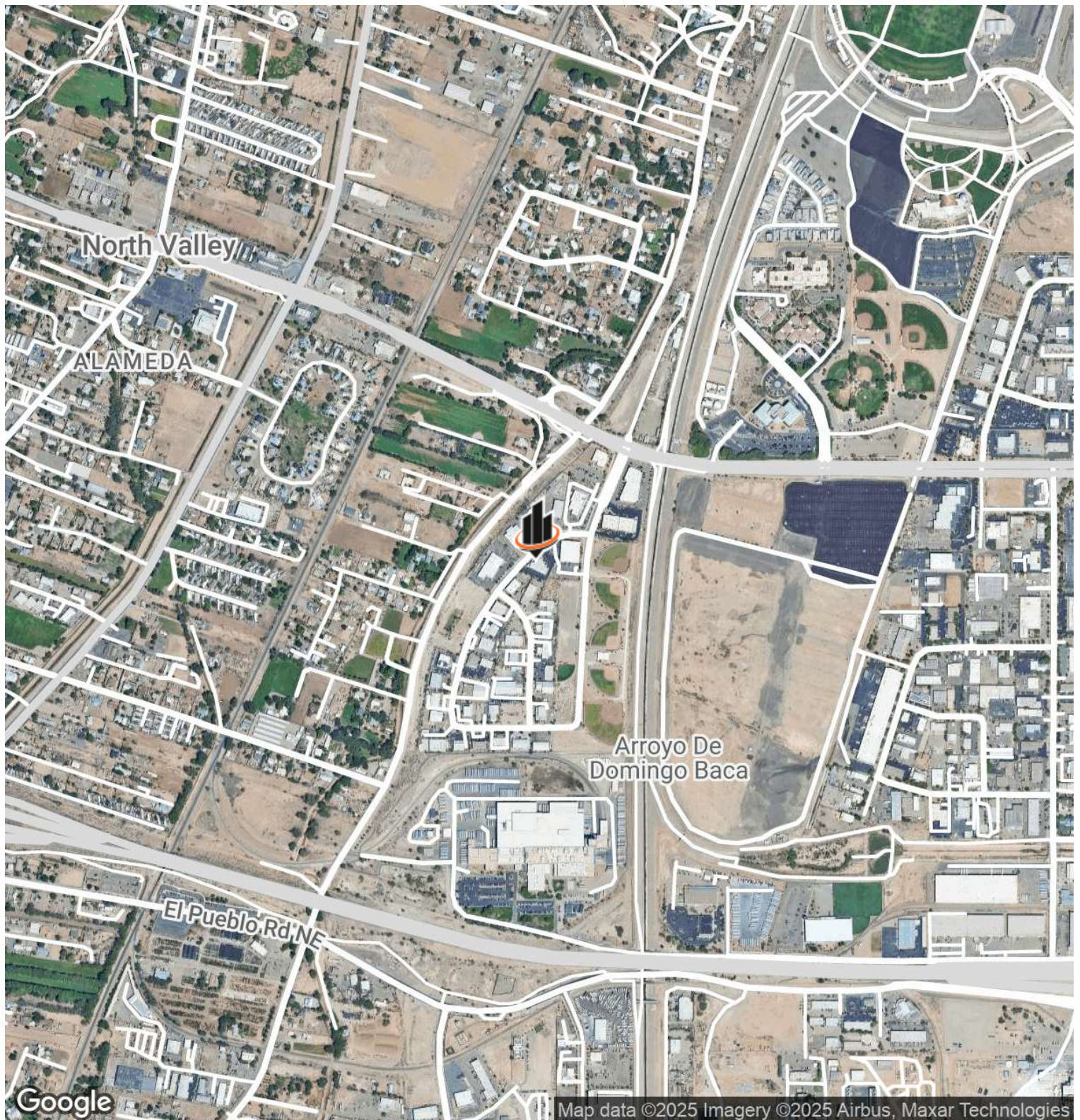
ADDITIONAL PHOTOS



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AERIAL MAP



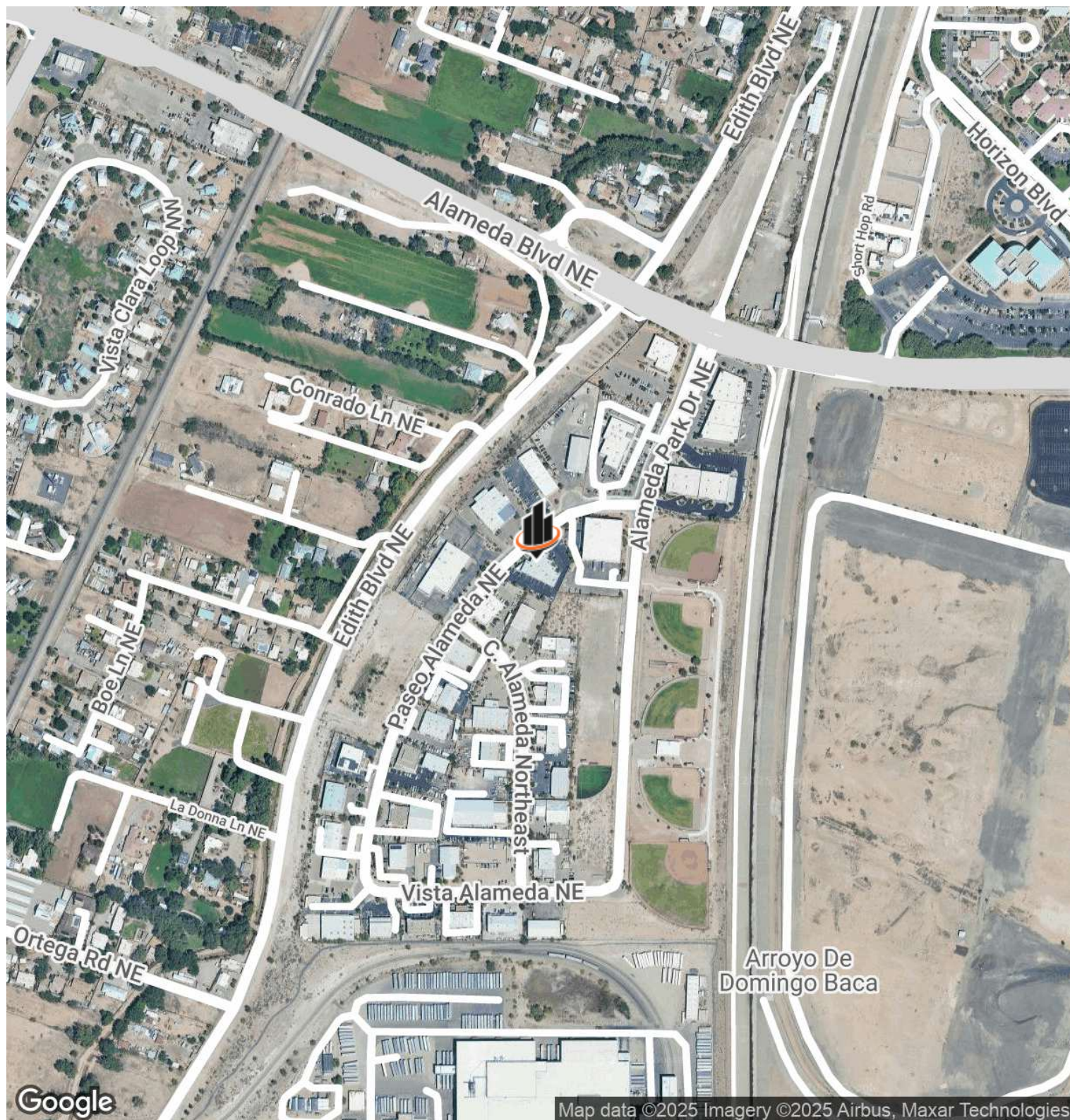
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LOCATION MAP



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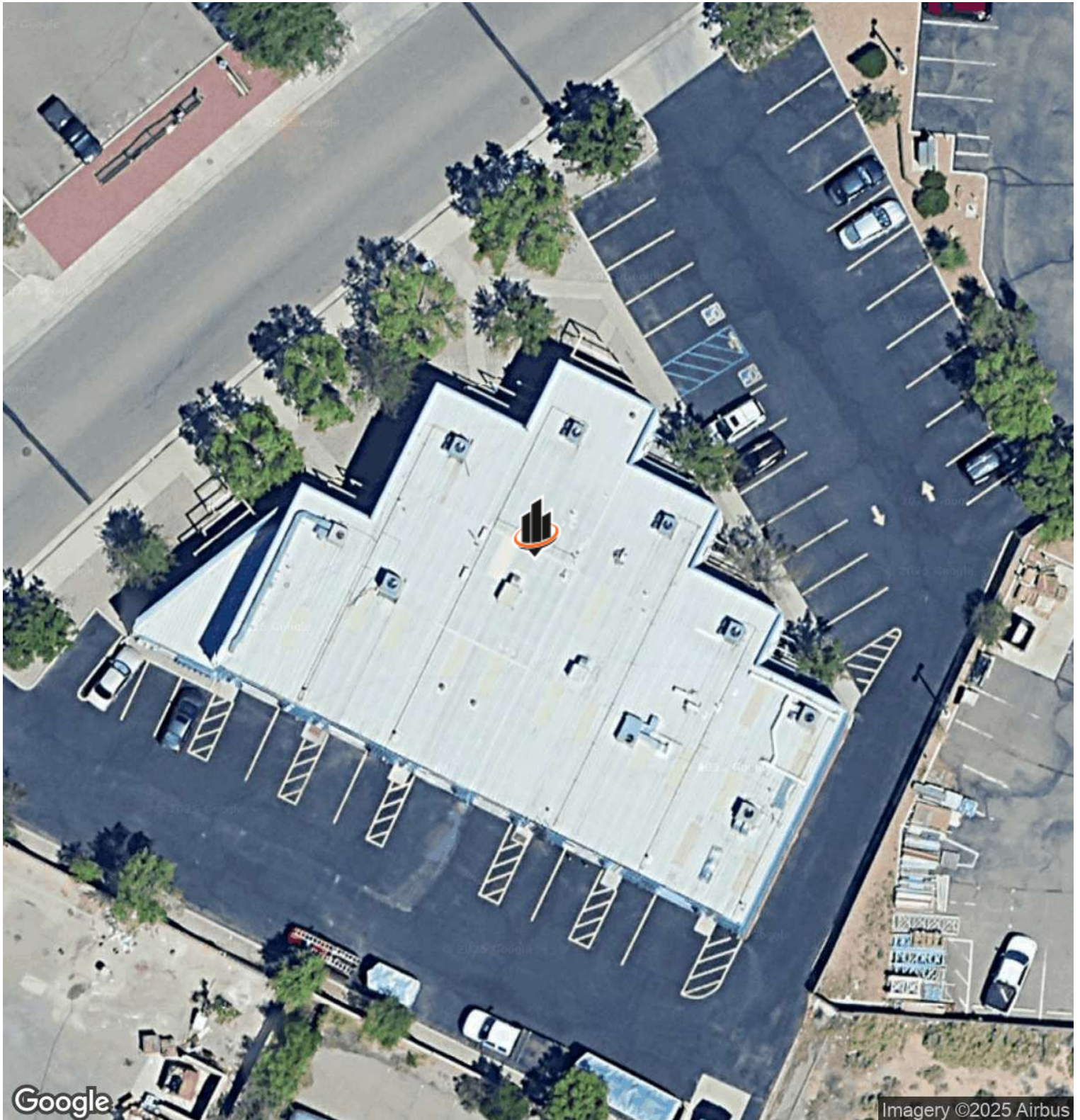
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