FOR SALE



Bite-Sized Investment Opportunity

2025 4th St NW, Albuquerque, NM 87102



LOCATION

- Off 4th Street Near Indian School Road and Interstate 40

SALE INFORMATION

- $250,000
- 7.2% Capitalization Rate
- $18,000/YR± Net Operating Income (NOI)

AVAILABLE

- 2,541± SF
- 0.4993± Acres

FEATURES

- Zoned MX-M; Mixed-Use, Manufacturing Zone
- Outstanding Access to I-40
- Immediate Income
- Strong Visibility
- Centrally Located

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The information contained herein is believed to be reliable, however Johnson Commercial Real Estate LC makes no warranty, representation or guarantee as to its accuracy. Interested parties should conduct its own investigations to determine the suitability of its intended use for the property.

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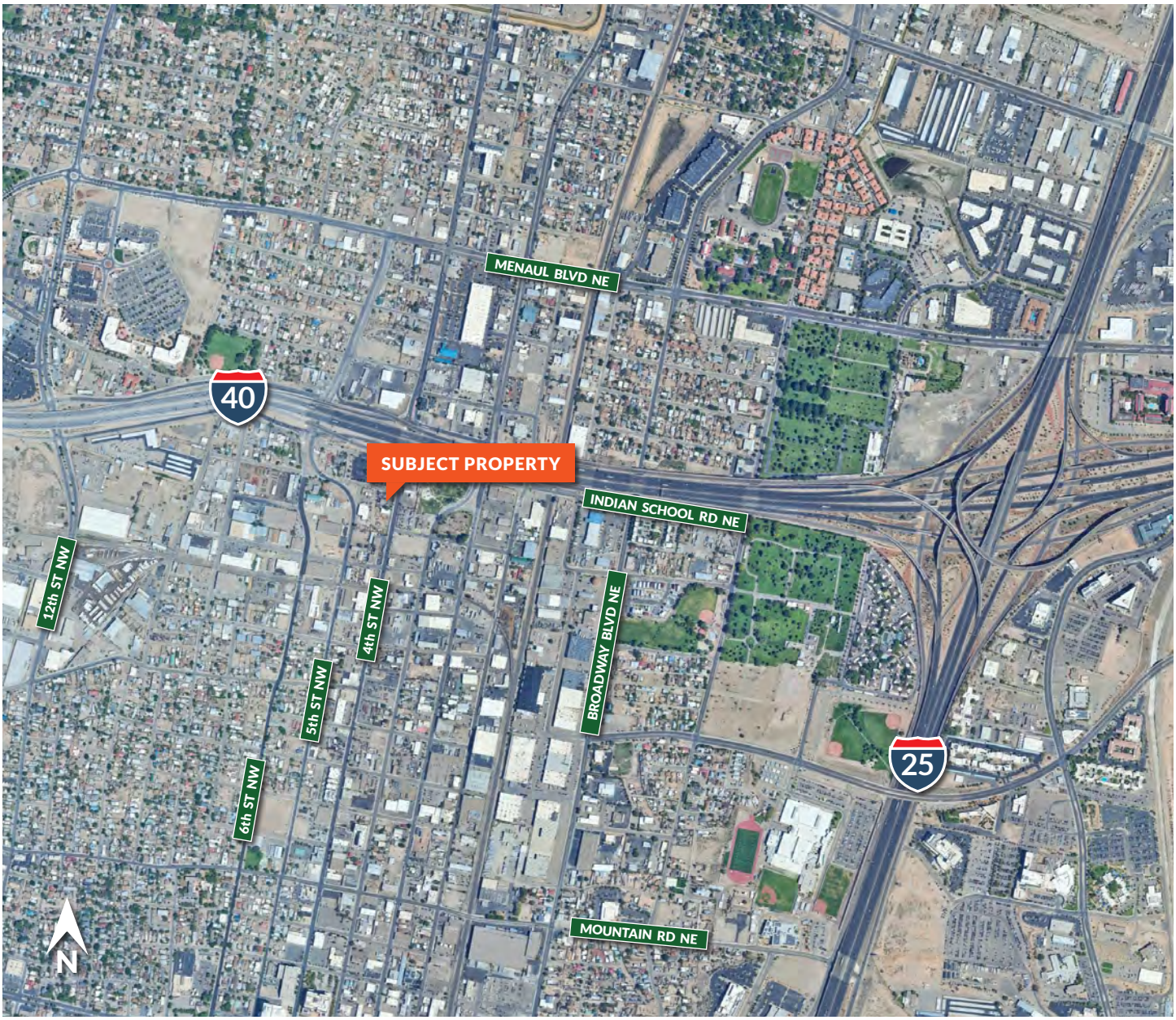
JOHNSON
Commercial Real Estate

AERIAL MAP


MENAUL BLVD NE
40
SUBJECT PROPERTY
INDIAN SCHOOL RD NE
12th ST NW
4th ST NW
5th ST NW
BROADWAY BLVD NE
6th ST NW
25
MOUNTAIN RD NE
N


McKNIGHT AVE NW
5th ST NW
SUBJECT PROPERTY
4th ST NW
N