

For Sale

Single-Story, Stand-Alone Office Building

EXCELLENT OWNER/USER OPPORTUNITY IN THE NE HEIGHTS

2501 Juan Tabo Blvd. NE | Albuquerque, NM 87112

NWQ Juan Tabo & Menaul Blvds. NE

HIGHLY VISIBLE WITH 27,800 CARS PER DAY!



SALE PRICE \$741,000

AVAILABLE

- Building: ±6,444 SF
- Land: ±0.53 Acres

IDO ZONING MX-L 

PROPERTY HIGHLIGHTS

- Flexible floorplan with open-office architecture
- Left-in, left-out access on to Juan Tabo from Phoenix Ave.
- 6 restrooms
- Parking ratio: 4.2:1,000
- New TPO roof installed in 2018
- HVAC refrigerated, air mechanicals regularly maintained
- Parking lot newly crack-filled, sealed and striped
- Built in 1977 – current ownership since 1996
- Fiber available at Juan Tabo
- .25 miles north of Menaul and 2.5 miles north of I-40

NAI SunVista

6801 Jefferson NE | Suite 200 | Albuquerque, NM 87109

505 878 0001 sunvista.com



FOR MORE INFORMATION:

Todd Strickland

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505 450 1121

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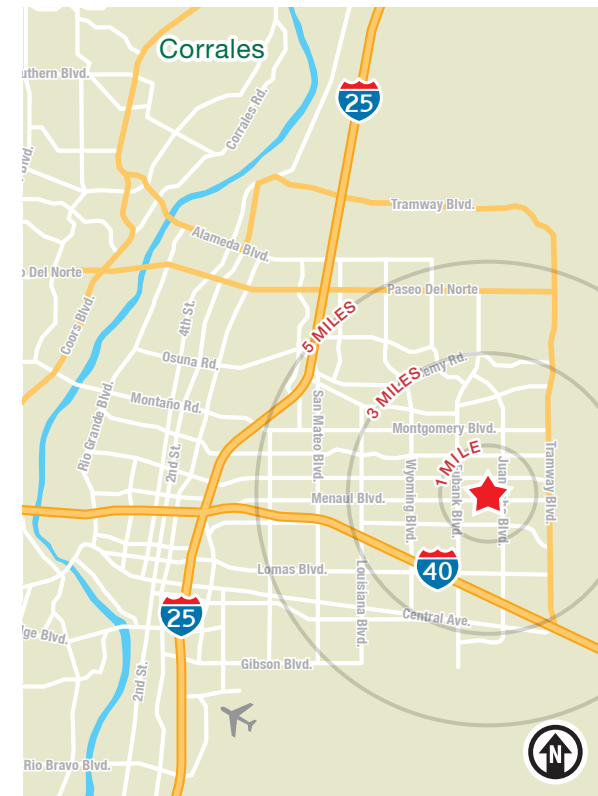
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LOCATION

2020 Demographics	1 mile	3 mile	5 mile
Total Population	18,864	129,272	262,790
Average HH Income	\$63,295	\$77,286	\$75,771
Daytime Employment	3,857	38,054	100,800
2020 Forecasted by Esri			



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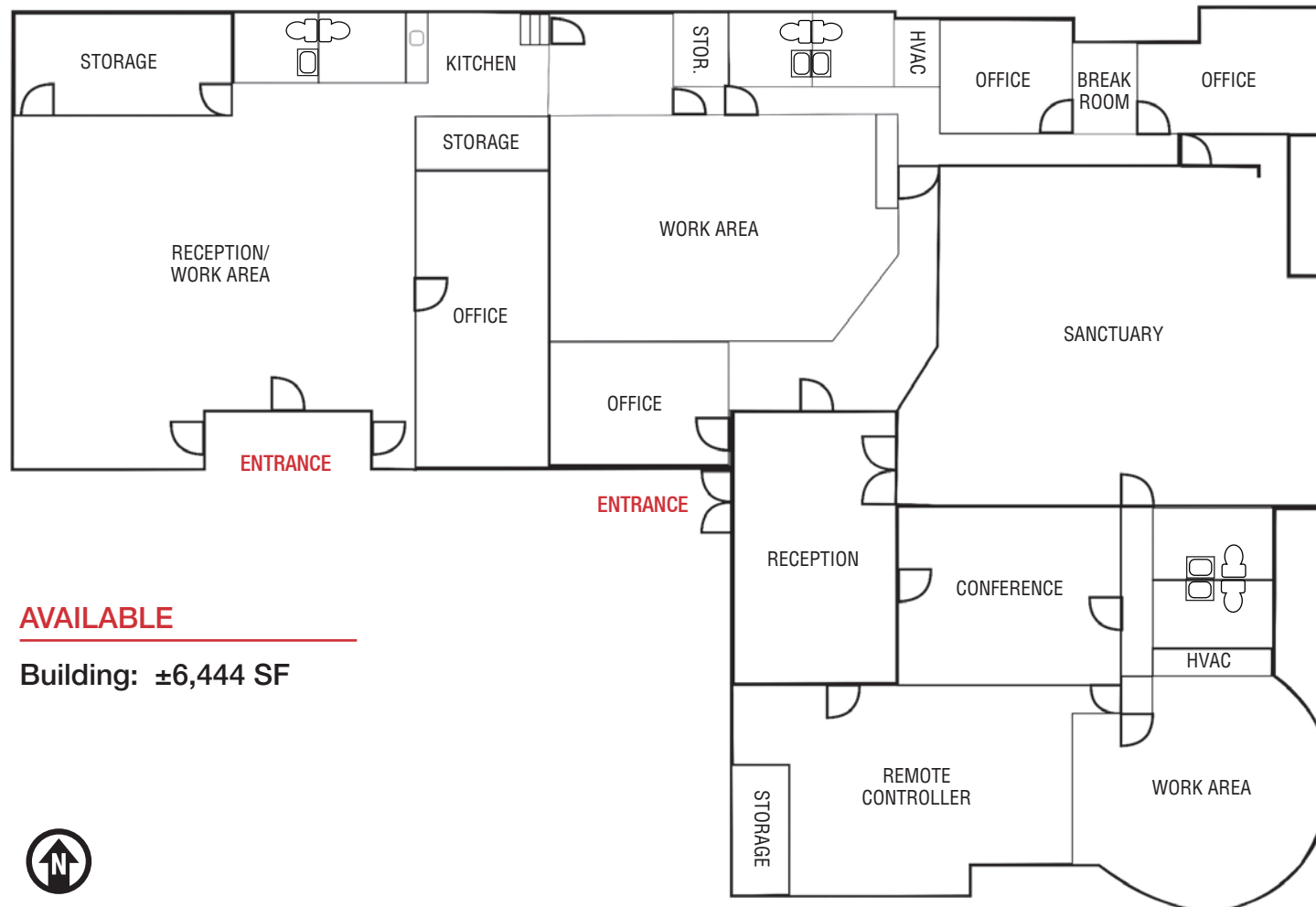
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FLOOR PLAN



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