

**FOR SALE**

10832 Prospect Ave. NE | Albuquerque, NM 87112

SEC Prospect Ave. & Martha St. NE

# Office Building For Sale

LOCATED IN THE  
NORTHEAST HEIGHTS



## SALE PRICE

- ~~\$625,000~~ \$500,000 (\$59.52/SF)

## AVAILABLE

- Building: ±8,400 SF
- Land: ±0.1957 Acres
- Parking: ±0.206 Acres
- TOTAL: ±0.402 Acres

## IDO ZONING

- MX-L, Low Intensity

## PROPERTY HIGHLIGHTS

- Reasonably priced at \$61.78/SF
- Downstairs – open office architecture
- Upstairs is built out with individual offices in mind
- 54 total parking spaces available
- New finishes inside
- 2 of the 6 HVAC units are new
- Would be great for a small school, preschool or business
- Downstairs common area with newly-remodeled restrooms
- Vivint security with cameras

**NAI SunVista**

6801 Jefferson St. NE | Suite 200 | Albuquerque, NM 87109

505 878 0001 [sunvista.com](http://sunvista.com)    

got space

FOR MORE INFORMATION:

**Todd Strickland**

[todd@sunvista.com](mailto:todd@sunvista.com)

505 450 1121

**Rob Bridges**

[rob@sunvista.com](mailto:rob@sunvista.com)

505 977 5094



**FOR SALE**

10832 Prospect Ave. NE | Albuquerque, NM 87112

*SEC Prospect Ave. & Martha St. NE*

# Office Building For Sale

LOCATED IN THE  
NORTHEAST HEIGHTS



**NA SunVista** 505 878 0001 [sunvista.com](http://sunvista.com)

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.

FOR MORE INFORMATION:

**Todd Strickland**  
[todd@sunvista.com](mailto:todd@sunvista.com)  
505 450 1121

**Rob Bridges**  
[rob@sunvista.com](mailto:rob@sunvista.com)  
505 977 5094



**FOR SALE**

10832 Prospect Ave. NE | Albuquerque, NM 87112

SEC Prospect Ave. & Martha St. NE

# Office Building For Sale

LOCATED IN THE  
NORTHEAST HEIGHTS



**NAI SunVista** 505 878 0001 [sunvista.com](http://sunvista.com)

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.

FOR MORE INFORMATION:

**Todd Strickland**  
[todd@sunvista.com](mailto:todd@sunvista.com)  
505 450 1121

**Rob Bridges**  
[rob@sunvista.com](mailto:rob@sunvista.com)  
505 977 5094



**FOR SALE**

10832 Prospect Ave. NE | Albuquerque, NM 87112

*SEC Prospect Ave. & Martha St. NE*

# Office Building For Sale

LOCATED IN THE  
NORTHEAST HEIGHTS



**NA SunVista** 505 878 0001 [sunvista.com](http://sunvista.com)

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.

FOR MORE INFORMATION:

**Todd Strickland**  
[todd@sunvista.com](mailto:todd@sunvista.com)  
505 450 1121

**Rob Bridges**  
[rob@sunvista.com](mailto:rob@sunvista.com)  
505 977 5094



**FOR SALE**

10832 Prospect Ave. NE | Albuquerque, NM 87112

*SEC Prospect Ave. & Martha St. NE*

# Office Building For Sale

LOCATED IN THE  
NORTHEAST HEIGHTS



**NAI SunVista** 505 878 0001 [sunvista.com](http://sunvista.com)

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.

FOR MORE INFORMATION:

**Todd Strickland**  
[todd@sunvista.com](mailto:todd@sunvista.com)  
505 450 1121

**Rob Bridges**  
[rob@sunvista.com](mailto:rob@sunvista.com)  
505 977 5094

**FOR SALE**

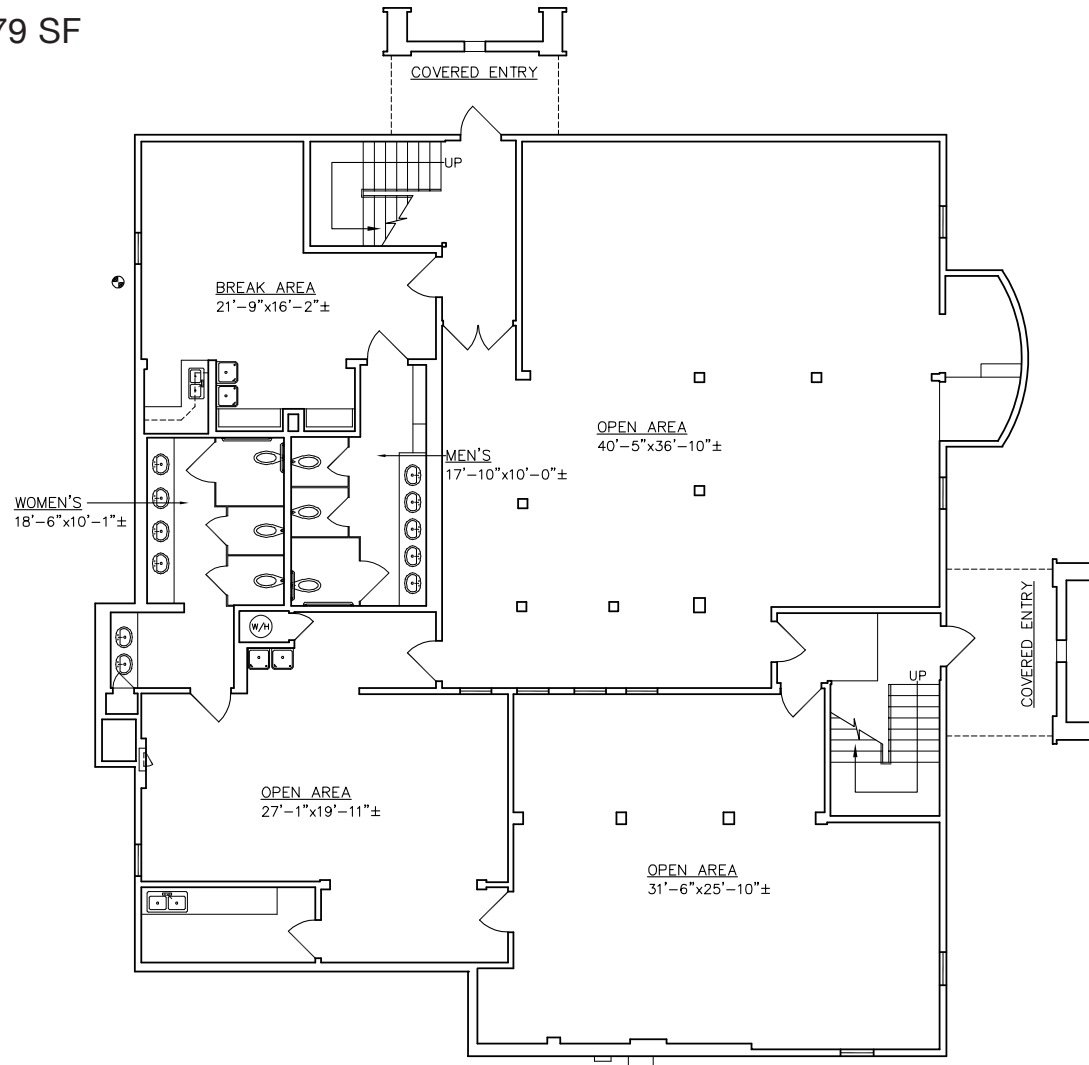
10832 Prospect Ave. NE | Albuquerque, NM 87112

SEC Prospect Ave. & Martha St. NE

# Office Building For Sale

LOCATED IN THE  
NORTHEAST HEIGHTS

**FIRST FLOOR** | ±3,979 SF



**NAI SunVista** 505 878 0001 [sunvista.com](http://sunvista.com)

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.

FOR MORE INFORMATION:

**Todd Strickland**  
[todd@sunvista.com](mailto:todd@sunvista.com)  
505 450 1121

**Rob Bridges**  
[rob@sunvista.com](mailto:rob@sunvista.com)  
505 977 5094

**FOR SALE**

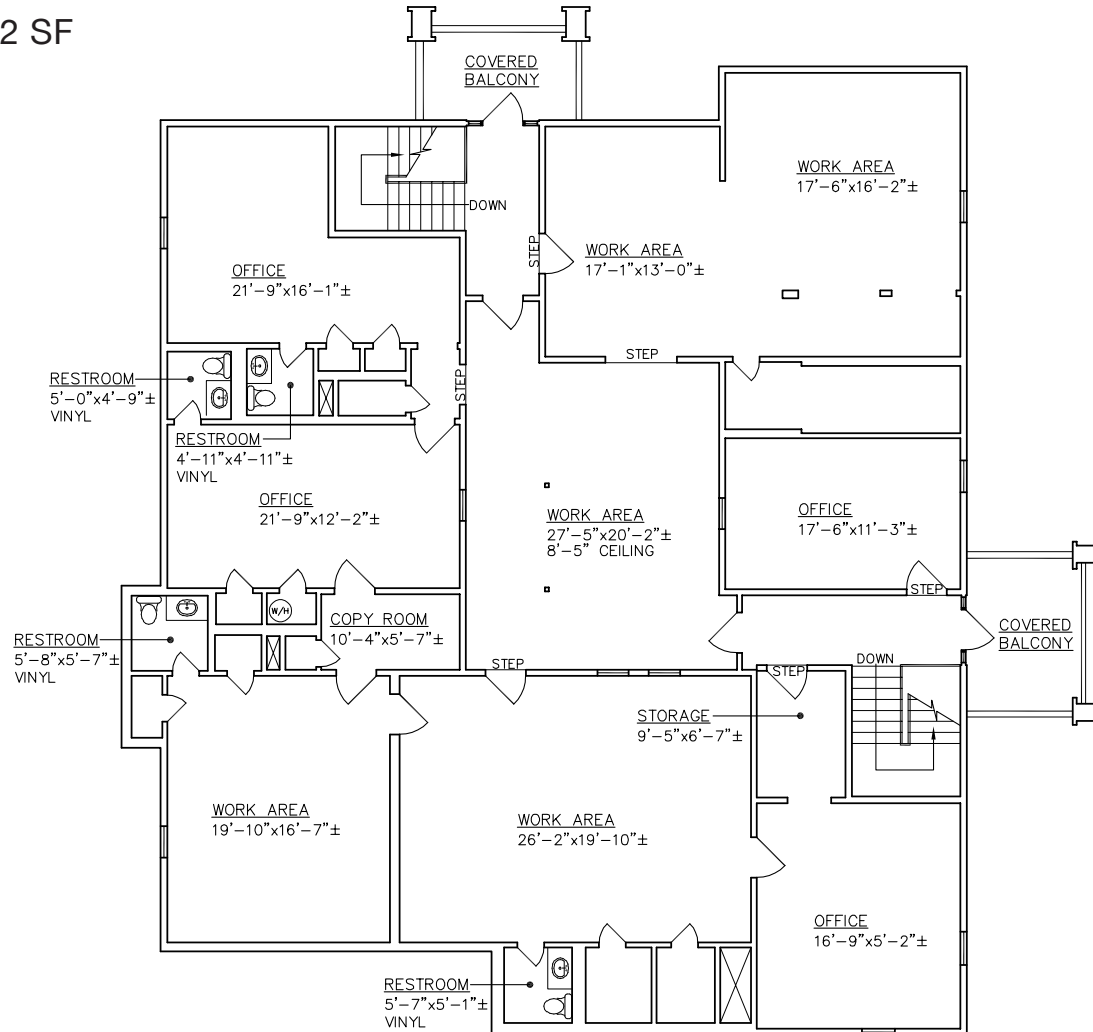
10832 Prospect Ave. NE | Albuquerque, NM 87112

SEC Prospect Ave. & Martha St. NE

# Office Building For Sale

LOCATED IN THE  
NORTHEAST HEIGHTS

**2ND FLOOR** | ±3,872 SF



**NAI SunVista** 505 878 0001 [sunvista.com](http://sunvista.com)

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.

FOR MORE INFORMATION:

**Todd Strickland**  
[todd@sunvista.com](mailto:todd@sunvista.com)  
505 450 1121

**Rob Bridges**  
[rob@sunvista.com](mailto:rob@sunvista.com)  
505 977 5094