

For Sale

Office/Warehouse with Big Yard

FREESTANDING BUILDING LOCATED IN A BUSY TRADE AREA

2616 7th St. | Las Vegas, NM 87701

NEQ 7th St. & Harris Rd.

IN THE SHADOW OF



SALE PRICE \$545,000

AVAILABLE

- Office/Showroom: $\pm 4,400$ SF
- Warehouse: $\pm 5,800$ SF
- Total: $\pm 10,200$ SF
- Land: ± 1.55 Acres

ZONING

- C-3, General Commercial

PROPERTY HIGHLIGHTS

- Former automotive repair facility
- A mix of open collaborative areas & individual offices
- Open, heated warehouse
- 15' ceiling height
- Secure yard with full circulation
- Plenty of parking
- Two full-access gates
- Property comes with secured storage and carport
- Two 12' x 14' grade-level overhead doors
- Pylon sign

NAI SunVista

418 Cerrillos Rd. | Suite 11 | Santa Fe, NM 87501

505 988 8081 sunvista.com    

got space

FOR MORE INFORMATION:

Joel Cumplido

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505 670 3328

Carlos Garcia

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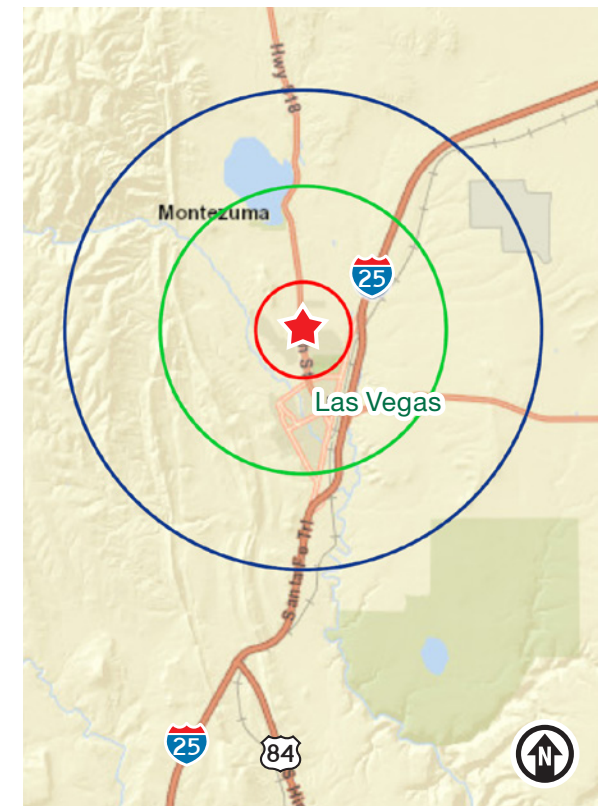
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LOCATION

2021 Demographics	1 mile	3 mile	5 mile
Total Population	5,807	17,282	18,009
Average HH Income	\$55,951	\$50,394	\$50,454
Daytime Employment	1,880	6,606	6,871

2021 Forecasted by Esri



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