

For Sale

# Freestanding Retail Building

EXCELLENT RESTAURANT/GHOST KITCHEN OPPORTUNITY

5333 4th St. NW | Albuquerque, NM 87107

*NWC 4th St. & Berry Rd. NW*



## SALE PRICE

- \$599,500

## AVAILABLE

- Building: ±2,400 SF
- Land: ±0.31 Acres

## IDO ZONING

- MX-M

## PROPERTY HIGHLIGHTS

- Centrally located in the North Valley submarket
- FF&E available
- On the "going-to-work" side of 4th St. with almost 20,000 cars per day
- Dense restaurant corridor
- Drive-up possibilities
- Ample parking
- Large monument signage
- Full access directly from 4th St.

**NA**SunVista

got space

FOR MORE INFORMATION:

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#### SITE

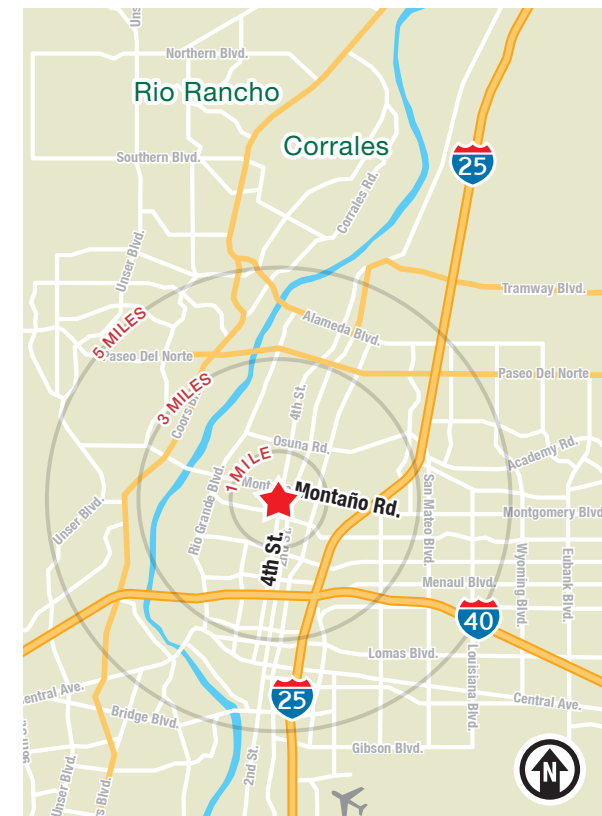
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#### LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	9,711	67,223	242,584
Average HH Income	\$69,829	\$75,407	\$75,115
Daytime Employment	6,105	66,901	218,351

2021 Forecasted by Esri



**NAI SunVista**

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

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



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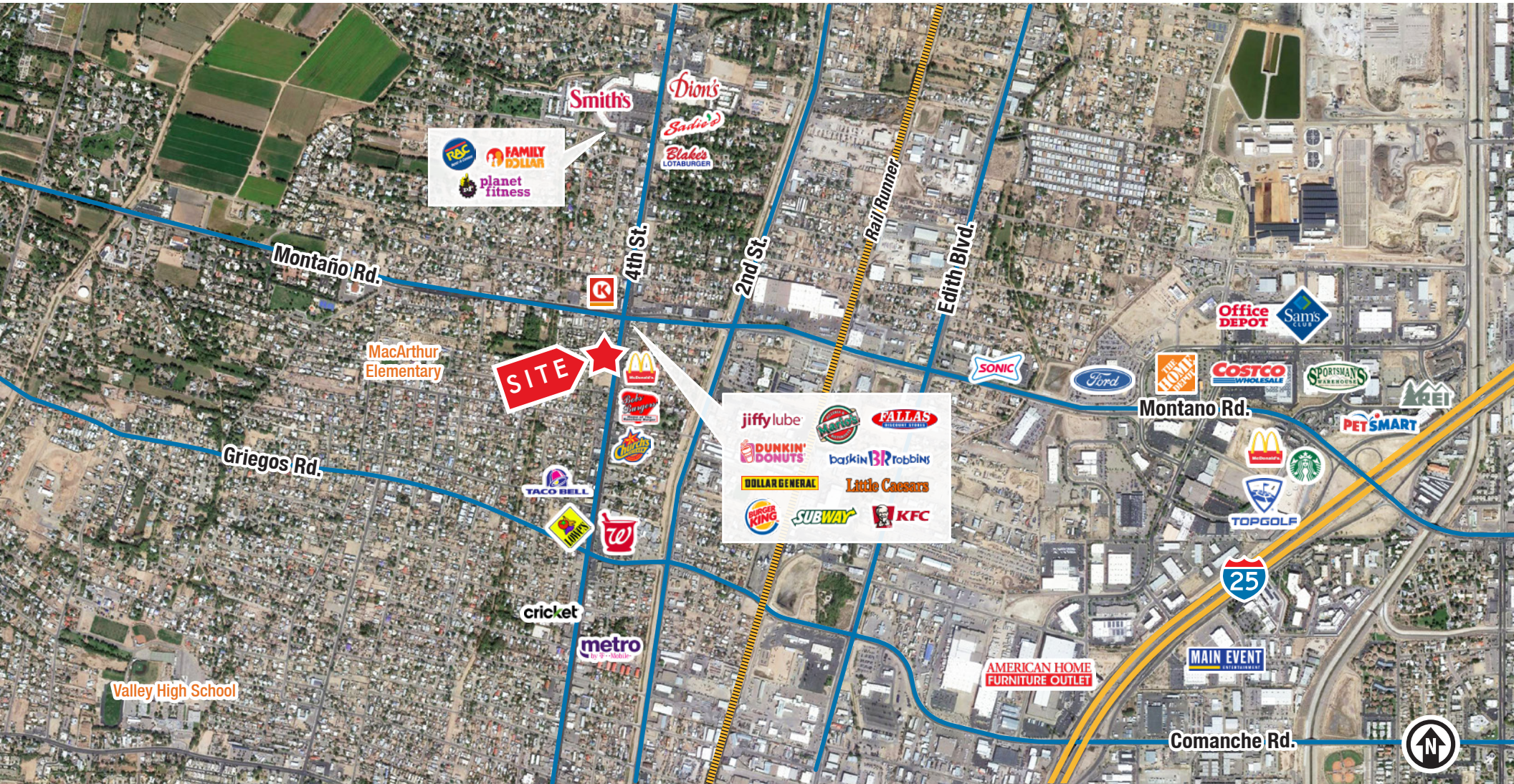
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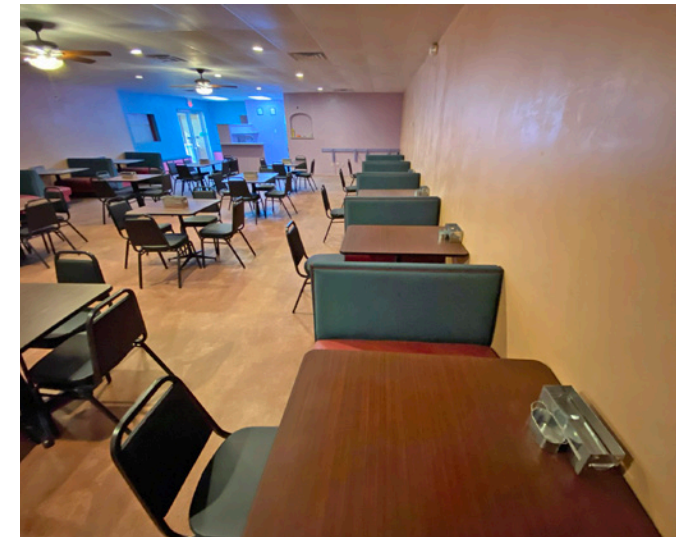
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PHOTOS



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