

For Sale

Turn-Key Print Shop

OFFICE/RETAIL OPPORTUNITY ON THE FRINGE OF NOB HILL

335 Jefferson St. SE | Albuquerque, NM 87108

NWQ San Mateo Blvd. & Zuni Rd. SE

PRICE REDUCED!



 Visit Our YouTube Channel
to See this Property Video 

SALE PRICE ~~\$600,000~~ \$579,000
AVAILABLE (\$91.32/SF)

- Building: ±6,340 SF
- Land: ±0.39 Acres

IDO ZONING MX-T

PROPERTY HIGHLIGHTS

- Office/Retail opportunity
- Surrounded by houses and other services
- Potential for one suite or three separate suites
- Ample parking
- Equipment can be purchased separately
- 2 miles from Kirtland Air Force Base, Sandia National Labs, and the University of New Mexico
- Recently replaced roof and HVAC units

NA SunVista

got space

FOR MORE INFORMATION:

John Algermissen
johna@sunvista.com
505 998 5734

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LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	16,361	107,119	236,250
Average HH Income	\$66,191	\$57,771	\$60,532
Daytime Employment	8,198	102,353	207,647

2021 Forecasted by Esri



6801 Jefferson St. NE | Suite 200 | Albuquerque, NM 87109 **505 878 0001** sunvista.com

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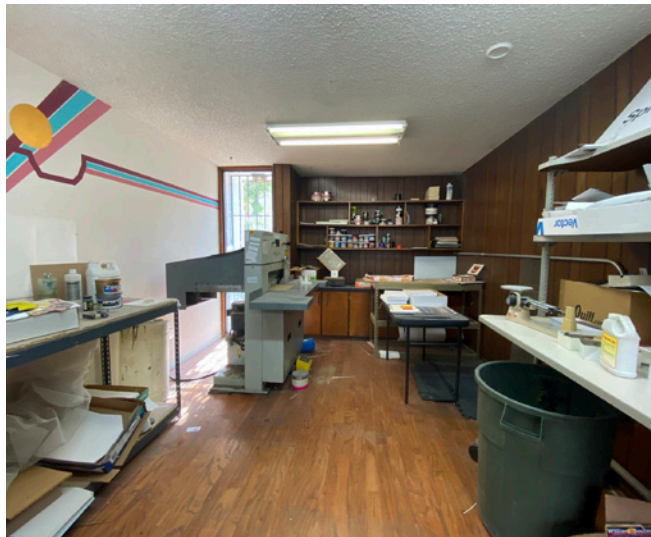
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