

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 BUILDING WITH 27,800 CARS PER DAY!

SALE PRICE

- ~~\$741,000~~ \$710,000 (\$110.00/SF)

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

NASunVista

got space

Todd Strickland
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505 450 1121

Rob Bridges
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505 977 5094

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Filter Skateboard Shop

Muriel St.

Phoenix Ave.

Little Butterflies Learning Center



5 mile

Total
Population

18,645

260,593

Average
HH Income

\$69,529

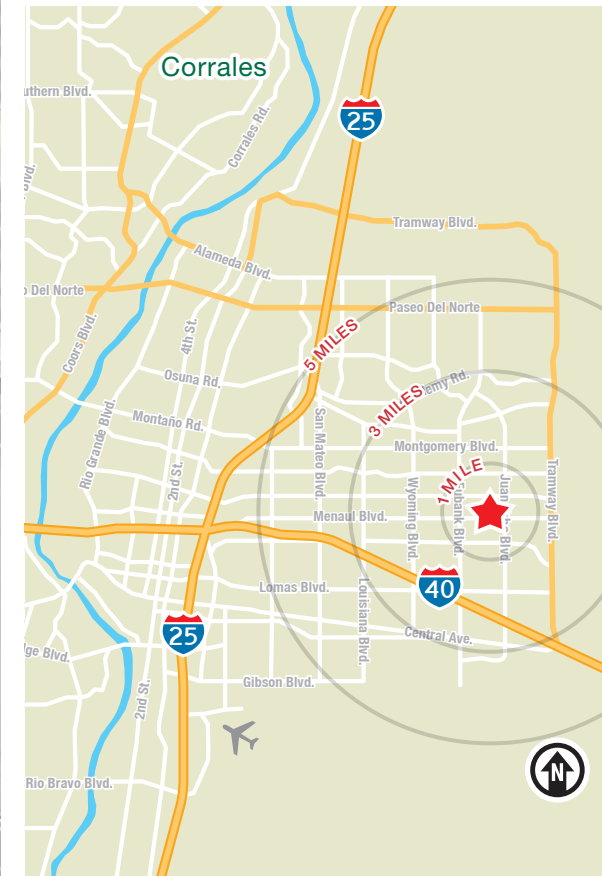
\$80,717

Daytime
Employer

4,061

105,399

2021 Forecasted by Esri



505 878 0001 | sunvista.com    
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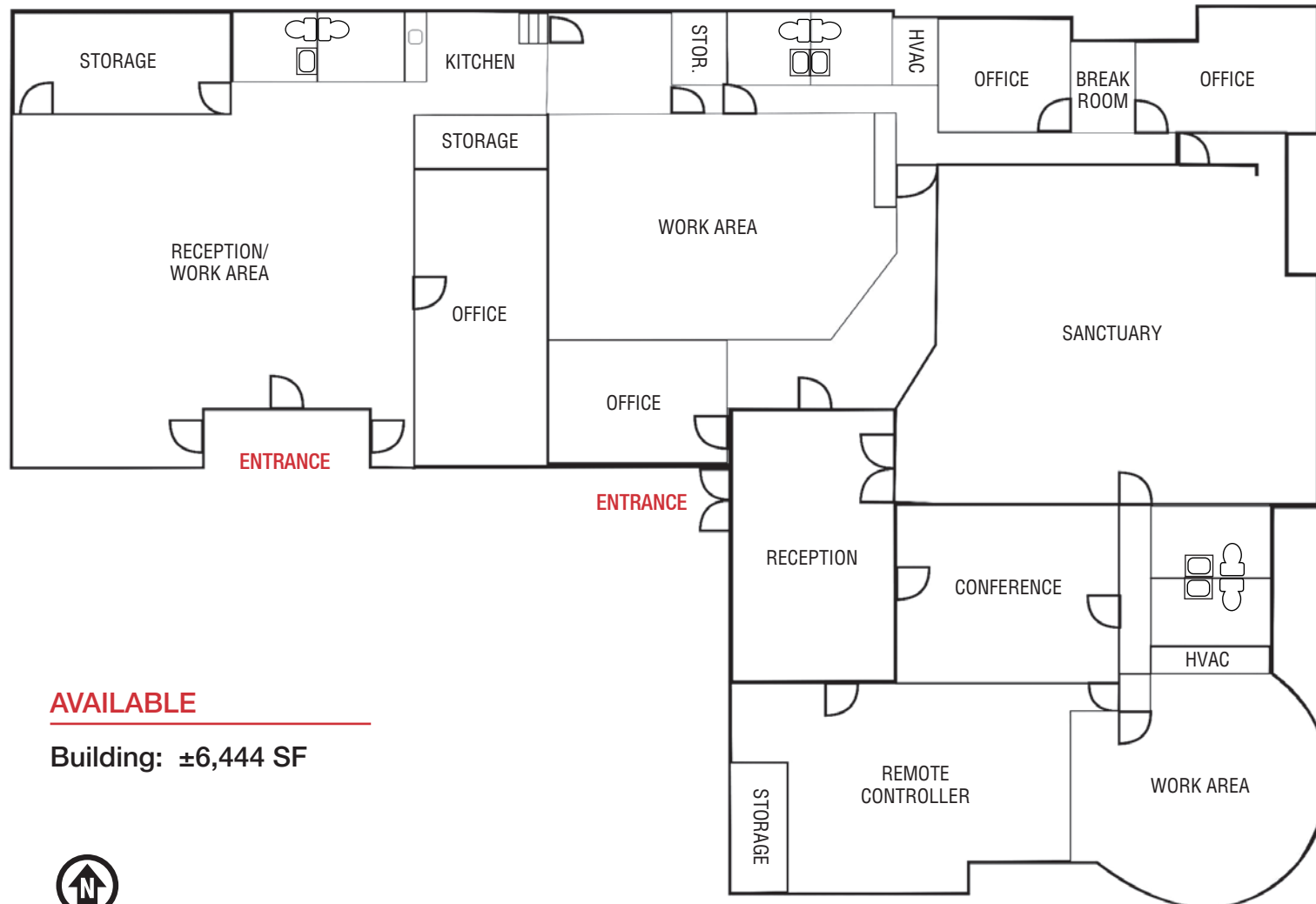
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FLOOR PLAN



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