



RARE NE HEIGHTS LIVE/WORK

NWQ COMANCHE RD & EUBANK BLVD
9609 Comanche Rd NE, Albuquerque, NM 87111



**FOR
SALE**

AVAILABLE SPACE
3,257 SF

PRICE
\$390,000

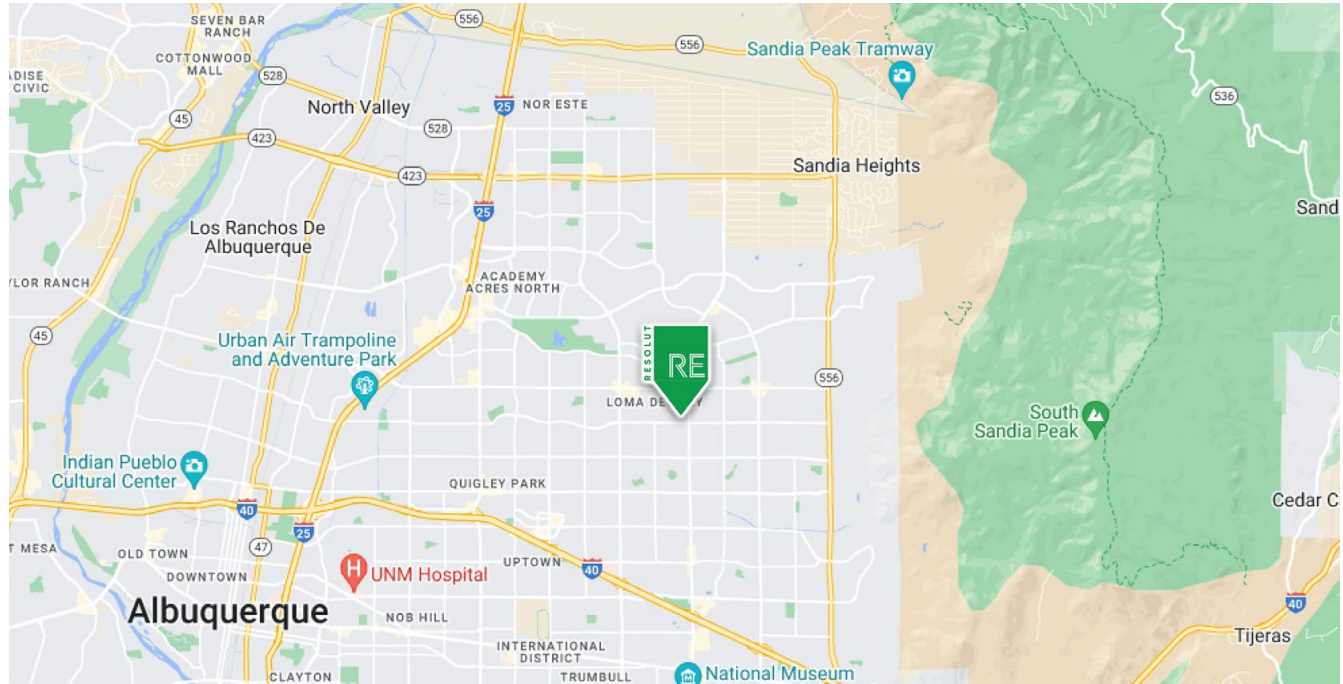
Austin Tidwell, CCIM
atidwell@resolutre.com
505.337.0777

Daniel Kearney
dkearney@resolutre.com
505.337.0777

Rob Powell, CCIM
rpowell@resolutre.com
505.337.0777

PROPERTY HIGHLIGHTS

- Great opportunity for a combined office space and residence or house-hack to offset mortgage costs
- Desirable location in the NE Heights with great demos and within a suburban market
- The layout allows for separate, private entrances if needed and can allow for multiple office tenants
- Excellent Sandia Mountain views from the second story office space



AREA TRAFFIC GENERATORS




Austin Tidwell, CCIM
atidwell@resolutre.com | 505.337.0777


Daniel Kearney
dkearney@resolutre.com | 505.337.0777


Rob Powell, CCIM
rpowell@resolutre.com | 505.337.0777

DEMOGRAPHIC SNAPSHOT 2023

 **17,896**
POPULATION
3-MILE RADIUS

 **\$110,460.00**
AVG HH INCOME
3-MILE RADIUS

 **5,273**
DAYTIME POPULATION
3-MILE RADIUS

 **TRAFFIC COUNTS**
TX-130 North: 22,744 VPD
TX-130 South: 22,800 VPD
(Costar 2023)

PROPERTY OVERVIEW

9609 Comanche is a designed live-work property that features a first story office, private offices upstairs and an apartment, all ideally located in the NE Heights. This building is perfect for an entrepreneur who wants to put a new spin on Work From Home by combining the two in the same property, or a house-hacker looking to live upstairs and have a commercial office tenant or two help offset the mortgage payment. The building is configured with an exterior locking door to the stairwell and a separate private entrance to the first floor office for an easy multiple tenant layout if desired.

LOCATION OVERVIEW

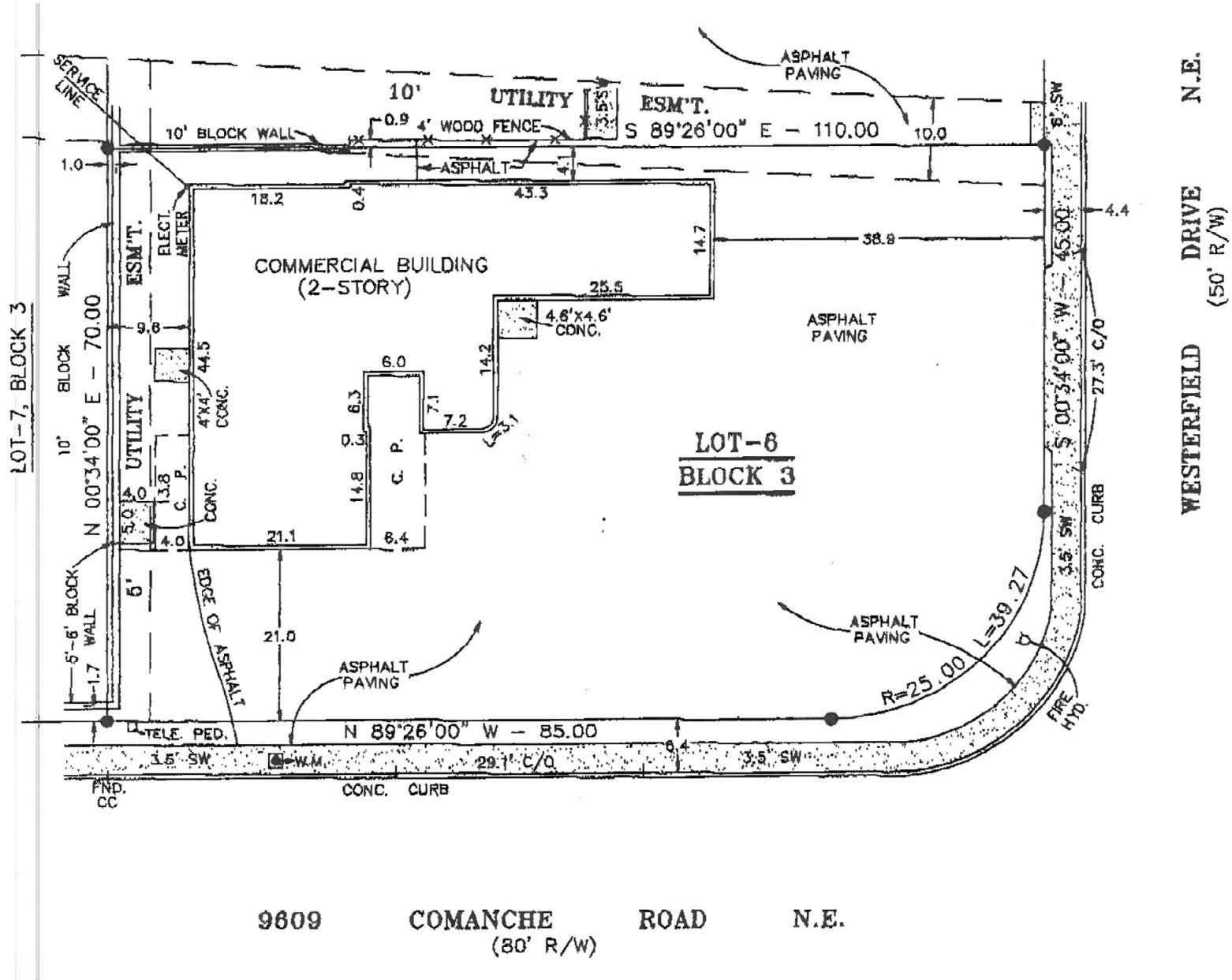
The property is located near the intersection of Comanche Rd and Eubank Blvd as a freestanding building right on the corner for great commercial visibility and faces east for a great view of the Sandia Mountains. The building is set to the back corner of the lot, allowing for a number of parking configurations and has curb cuts on both roads for easy access. There are multiple office/medical tenants surrounding, including an eye doctor and chiropractor, along with residential properties to the west.

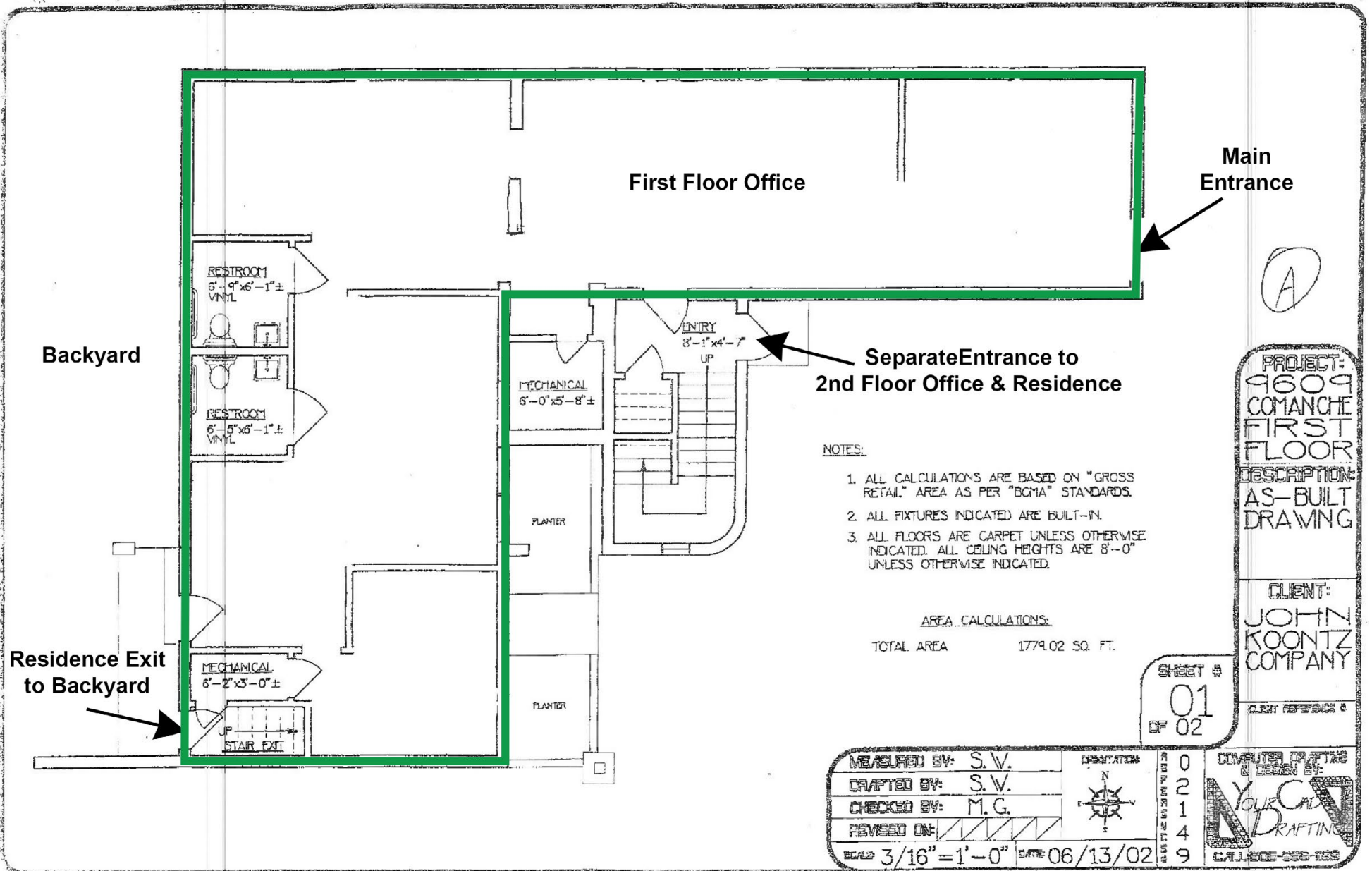
PROPERTY OVERVIEW

Price:	\$390,000
Available SF:	Floor 1: 1,779 SF Floor 2: 1,478 SF
Lot Size:	0.17 AC
Zoning:	MX-T
Submarket:	NE Heights



RARE NE HEIGHTS LIVE/WORK | 9609 Comanche Rd NE, Albuquerque, NM 87111





NOTES:

1. ALL CALCULATIONS ARE BASED ON "GROSS RETAIL" AREA AS PER "BOMA" STANDARDS.
2. ALL FIXTURES INDICATED ARE BUILT-IN.
3. ALL FLOORS ARE CARPET UNLESS OTHERWISE INDICATED. ALL CEILING HEIGHTS ARE 8'-0" UNLESS OTHERWISE INDICATED.

AREA CALCULATIONS:

TOTAL AREA 1779.02 SQ. FT.

SHEET #
01
OF 02

PROJECT:
9609
COMANCHE
FIRST
FLOOR
DESCRIPTION:
AS-BUILT
DRAWING

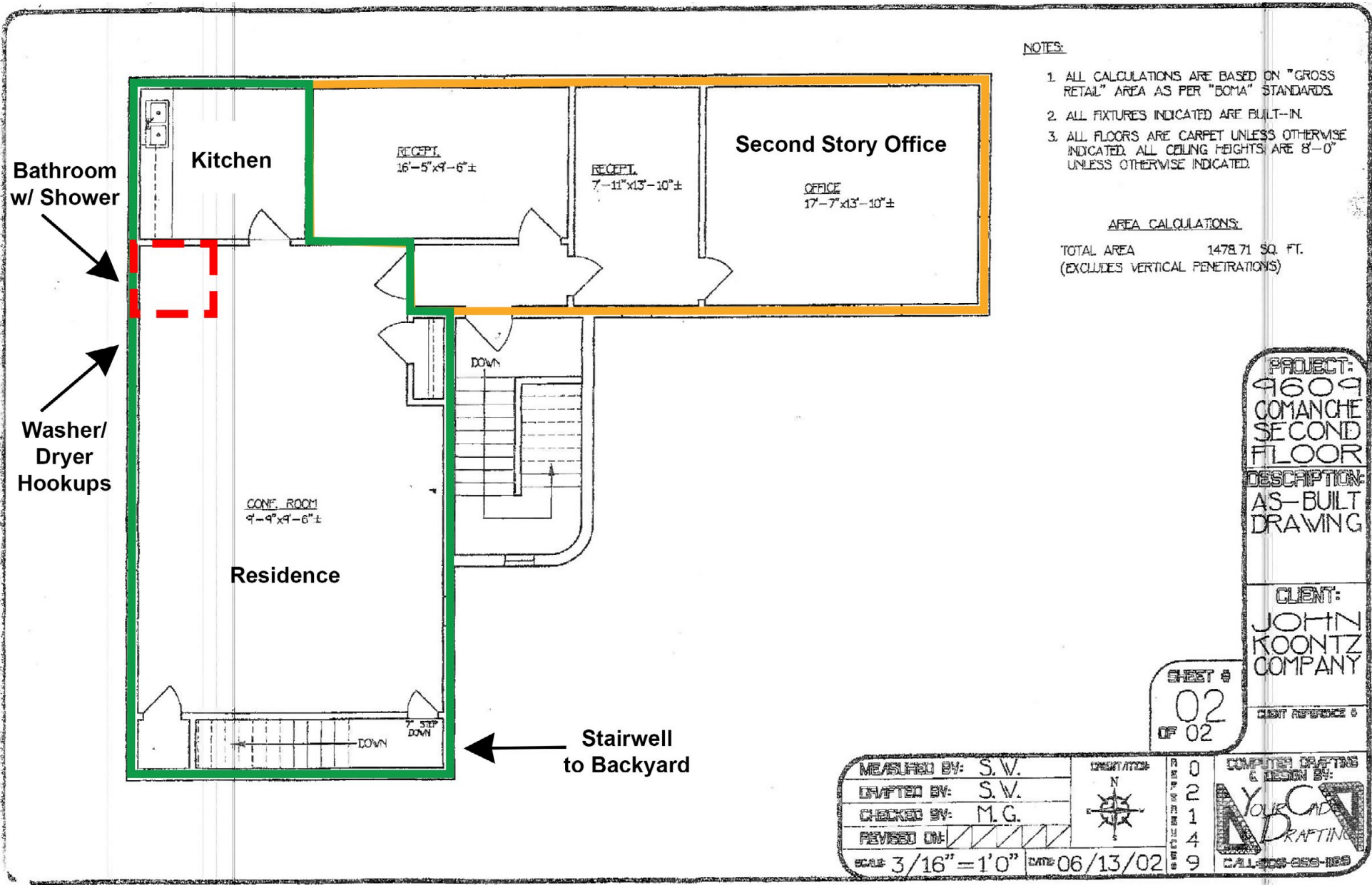
CLIENT:
JOHN
KOONTZ
COMPANY

MEASURED BY: S.W.
DRAFTED BY: S.W.
CHECKED BY: M.G.
REVISED ON: [diagonal lines]
SCALE 3/16" = 1'-0" DATE 06/13/02



NO. 0
DATE 2
BY 1
BY 4
BY 9

COMPUTER DRAFTING
& DESIGN BY:
YOUR CALL
ND DRAFTING
CALL 505-258-1158



NOTES:

- 1. ALL CALCULATIONS ARE BASED ON "GROSS RETAIL" AREA AS PER "BOMA" STANDARDS.
- 2. ALL FIXTURES INDICATED ARE BUILT-IN.
- 3. ALL FLOORS ARE CARPET UNLESS OTHERWISE INDICATED. ALL CEILING HEIGHTS ARE 8'-0" UNLESS OTHERWISE INDICATED.

AREA CALCULATIONS:

TOTAL AREA 1478.71 SQ. FT.
(EXCLUDES VERTICAL PENETRATIONS)

PROJECT:
9609
COMANCHE
SECOND
FLOOR
DESCRIPTION:
AS-BUILT
DRAWING

CLIENT:
JOHN
KOONTZ
COMPANY

SHEET #
02
OF 02

CLIENT REFERENCE #

MEASURED BY: S.V.	CREATION: N S	0	COMPUTER DRAFTING & DESIGN BY: DRAFTING CALL 505-255-1855
DRAFTED BY: S.V.		2	
CHECKED BY: M.G.		1	
REVISED ON: / /		4	
SCALE: 3/16" = 1'0"	DATE: 06/13/02	9	

