

The Colliers logo is a blue square with rounded corners, containing the word "Colliers" in white serif font. Below the text is a horizontal bar with a color gradient from red to yellow to blue.

Colliers

A dark blue rectangular overlay with the words "For Sale" in white serif font.

For Sale

A white rectangular overlay with the address in blue sans-serif font.

320 Osuna Rd NE  
Unit G-4  
Albuquerque, NM 87107

**Keith Bandoni, CCIM, SIOR**

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320 Osuna Rd NE, Unit G-4 | For Sale

# Property Profile

## Details

Sale Price	\$712,500
Price PSF	\$224.98 PSF
Space Available	± 3,167 SF
Submarket	North Valley
Zoning	NR-BP

## Features

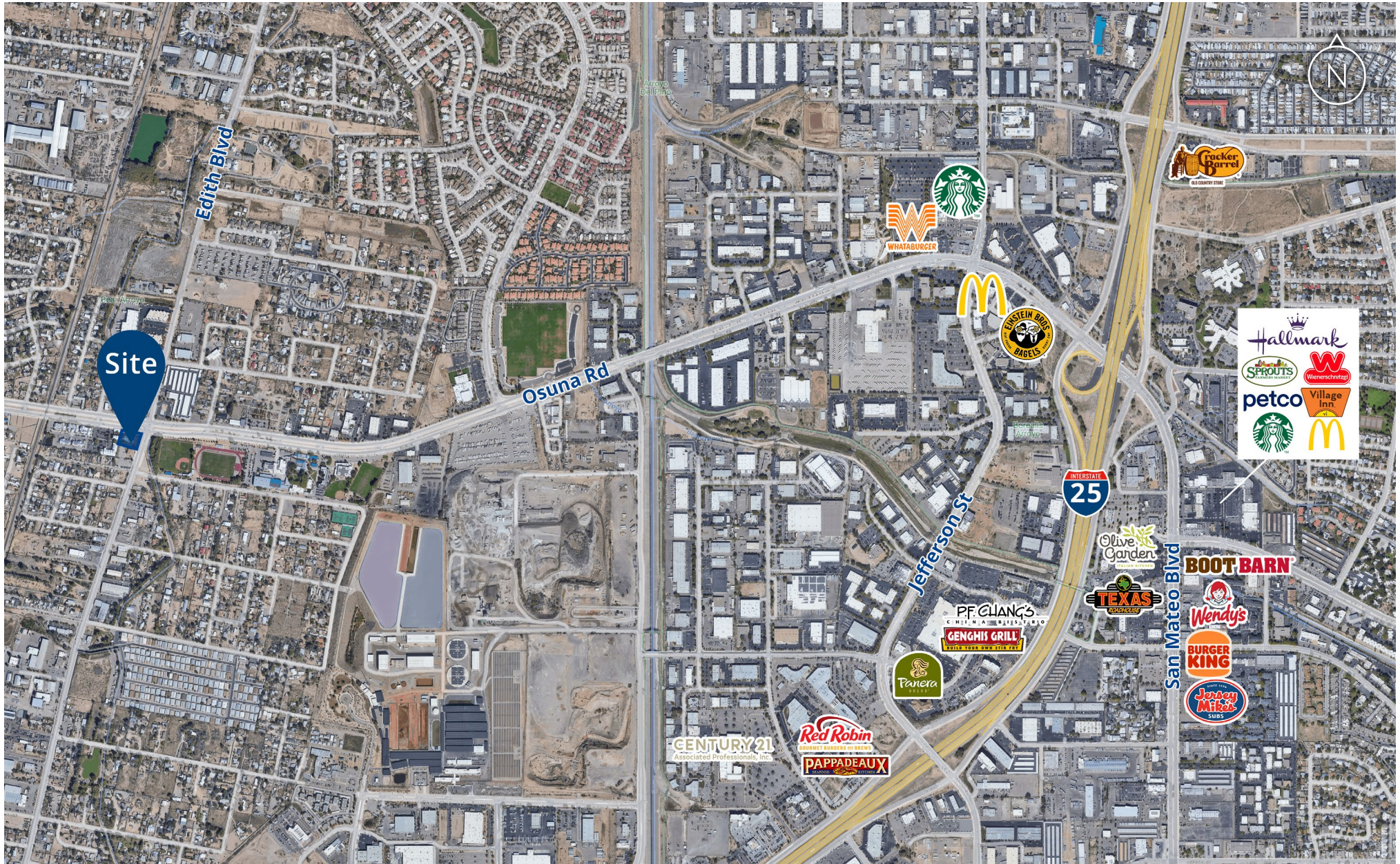
- High quality construction
- Abundant natural light with dormers
- Hardwood floors and custom cabinetry
- Elevator to second level
- Centrally located - North Valley location
- Easy access to I-25 and Albuquerque Westside
- Charming common area courtyards and landscaping throughout property
- Shared common area parking
- Condo association fees: \$4.36 PSF (includes property tax, insurance, and CAM)

Price \$712,500



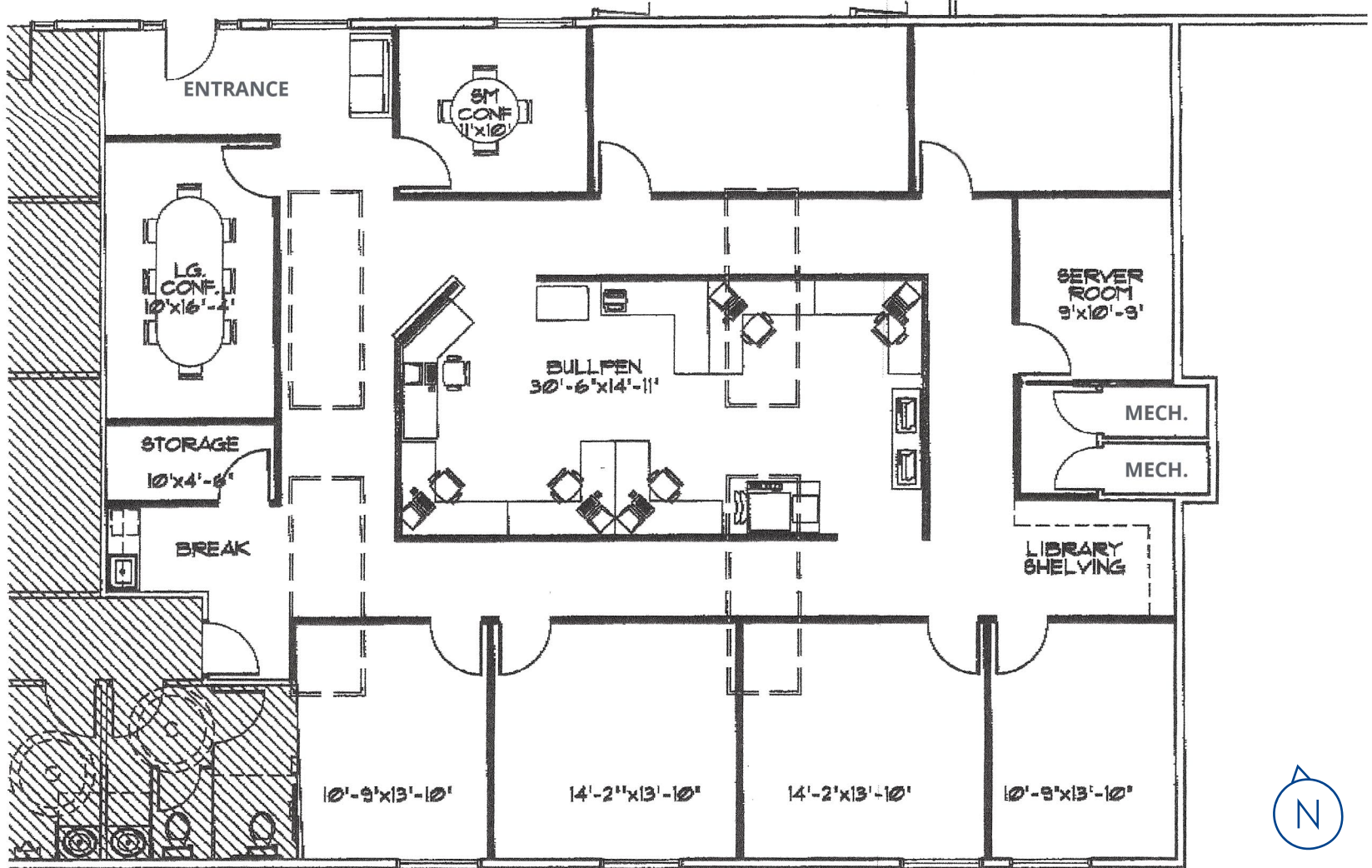
320 Osuna Rd NE, Unit G-4 | For Sale

# Trade Area Aerial



# Floor Plan

Unit G-4: 3,167 SF

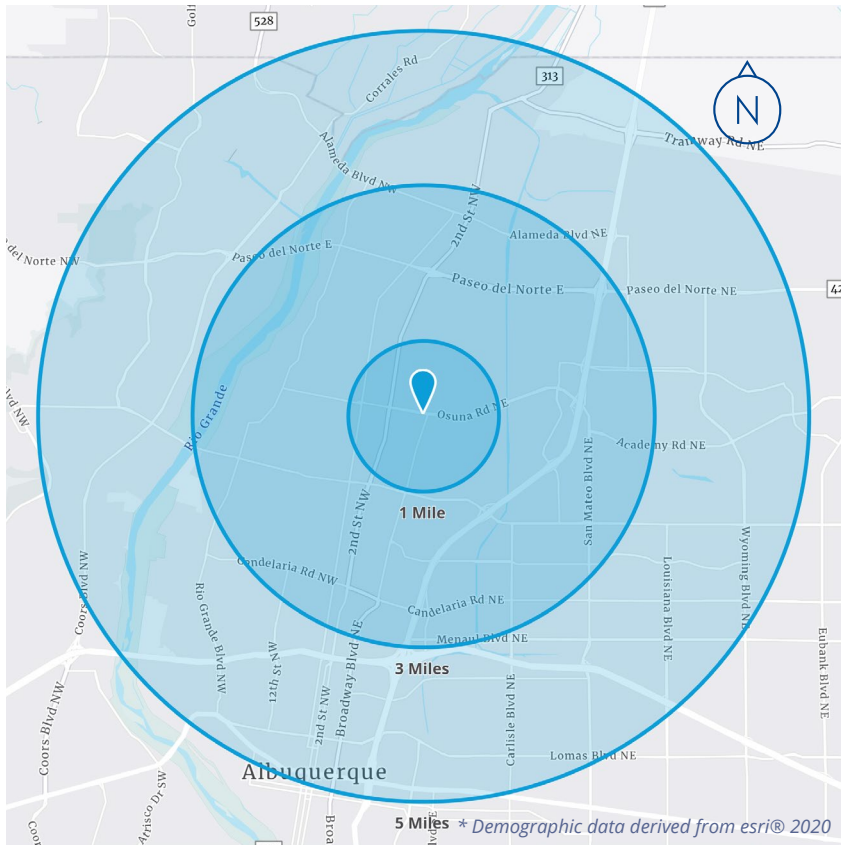


320 Osuna Rd NE, Unit G-4 | For Sale

# Property Gallery



# Demographics\*



	1 MILE	3 MILES	5 MILES
Population	6,951	63,164	222,957
Households	3,180	29,116	100,953
Median Age	43.6	39.4	40.4
Average HH Income	\$96,857	\$84,531	\$98,630
Per Capita Income	\$42,770	\$39,017	\$44,720
Daytime Population	5,882	58,069	201,362
College Education	49.1%	48.4%	56.2%

5 Miles \* Demographic data derived from esri® 2020




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