

For Sale



Freestanding North Valley Retail/Office

PRIME LOCATION ALONG 4TH ST.



**SELLER FINANCING
TERMS AVAILABLE**

**±1,680 SF on ±0.22 Ac.
Available**

5208 4th St. NW | Albuquerque, NM 87107

NASunVista] **Got Space™**

Opening the Door to Commercial Real Estate Excellence

Genieve Posen

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johna@sunvista.com | 505 998 5734

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PROPERTY

AVAILABLE

Building: $\pm 1,680$ SF

Land: ± 0.22 Acres

SALE PRICE

\$320,000

HIGHLIGHTS

- Positioned along a strong retail corridor with 20,900 cars per day
- Hard-corner lot position
- Excellent visibility with pylon signage
- Approximately 12 on-site parking spaces
- Recently-improved asphalt parking lot
- New metal roof
- Functional floor plan with welcoming lobby and two large private offices
- Break room, storage room, and two restrooms
- Refrigerated air throughout
- Seller financing terms available

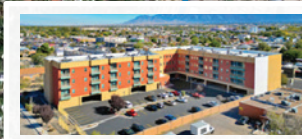
ZONING MX-M

LOCATION

SEQ 4th St. & Montano Rd. NW

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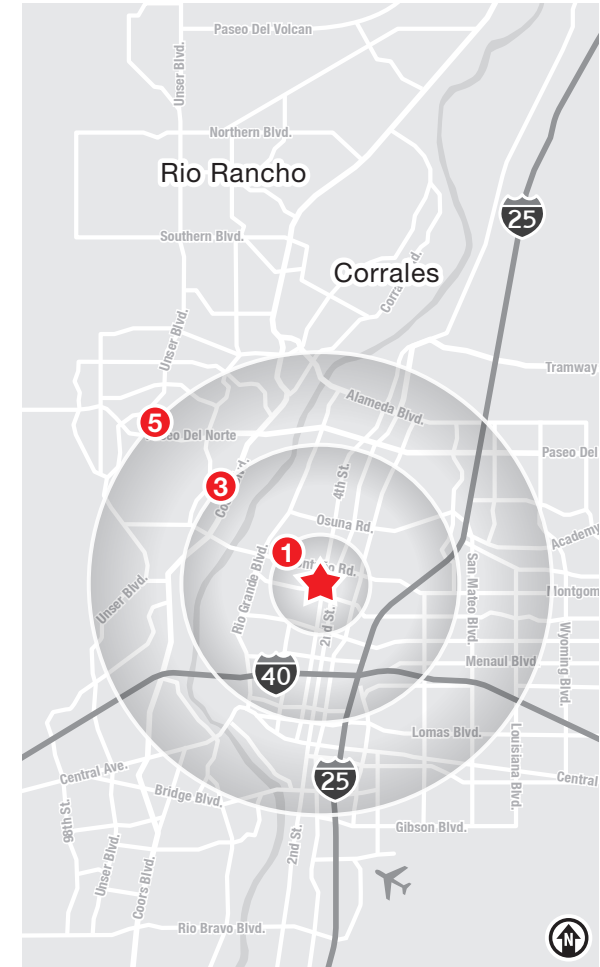
Near a wave of new multifamily developments that drive demand for services and long-term value.



LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	9,856	65,791	239,365
Average HH Income	\$85,464	\$96,930	\$97,364
Daytime Employment	7,847	65,099	202,703

2026 Forecasted by Esri



NAI SunVista

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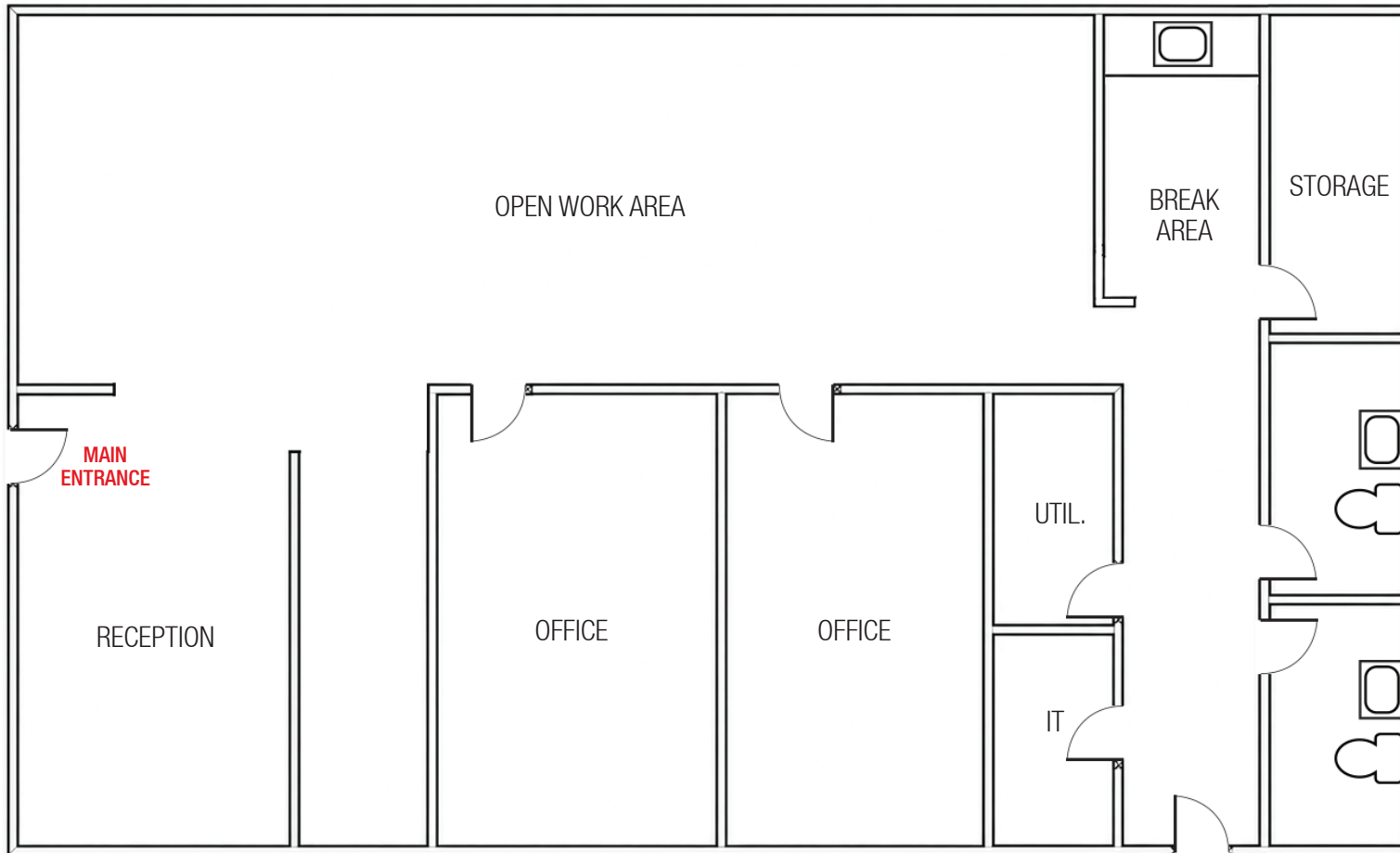
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FLOOR PLAN



AVAILABLE

±1,680 SF

Floor plan is for illustrative purposes only and not to scale.