

Live/Work Property for Sale | Albuquerque, NM

For Sale | \$225,000



Offering Highlights

- Excellent VPD Car Count
- Main house of 1800 sf and 2nd "Office Space" of 800 sf on same property
- Close to Cottonwood Mall and Albuquerque Balloon Park

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NM #47541

Live/Work Property for Sale

9308 4th st NW • Albuquerque, NM 87114



Investment Overview

Sale Price:	\$225,000
Lot Size:	0.49 Acres
Building Size:	2,600 SF
Zoning:	C1/R1
Market:	Albuquerque
Sub Market:	Cottonwood
Cross Streets:	4th Street Northwest & El Dorado Drive Northwest

Property Overview

Property	Commercial / Residential property for sale. The main house is 1800 square feet and the guest house is 800 square feet. Great live/work location on the busy 4th and Alameda area close to the Balloon Fiesta Park and Cottonwood Mall
Location	Standalone Commercial / Residential building. This property is zoned C1/R1 and is on the busy 4th and Alameda intersection just East of the Cottonwood Mall and Submarket as well as the upscale Rancho de Albuquerque and close to Balloon Fiesta park
Presented by	GLENN WRIGHT 505.256.7573 x1121 glenn.wright@svn.com NM #47541



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