

## Cottonwood Industrial with Yard

SWQ OF EAGLE RANCH AND IRVING 9620 EAGLE RANCH ROAD NORTHWEST ALBUQUERQUE, NM 87114

#### **AVAILABLE SPACE**

7,758 SF

#### **PROPERTY HIGHLIGHTS**

- Rare Industrial Building in Cottonwood Submarket
- 12 Car Ports with Seven
- 12' & Four 10'x10' Garage
- 2 Secular d Areas
- 500 SF Salc Diffre with ance Wareh
- 29 Parking 😽 🕠 s on Site

### TRAF JUNT

Eg Mch Rd: 14,400 VPD Blvd: 17,600 VPD B 2019)

#### **AREA TRAFFIC GENERATORS**



















CALDFOR ATION

#### **DEMOGRAPHIC SNAPSHOT**

	1 MILE	3 MILES	5 MILES
2019 Total Population	9,822	68,764	178,539
2019 Average HH Income	\$88,017	\$90,707	\$84,623
2019 Daytime Population	8,613	44,690	146,981

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**Austin Tidwell** 

atidwell@resolutre.com

505.337.0777

Daniel Kearney

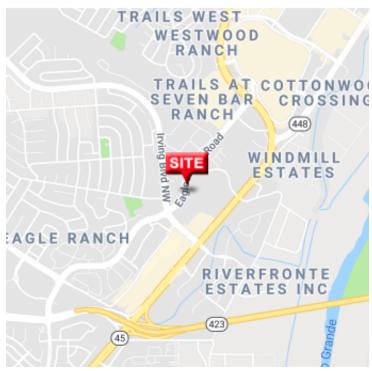
dkearney@resolutre.com

**Rob Powell** 

rpowell@resolutre.com

www.resolutre.com





#### **OFFERING SUMMARY**

Sale Price:	\$835,000
Building Size:	7,758 SF
Lot Size:	1.39 Acres
Price / SF:	\$107.63
Zoning:	MX-M
Submarket:	Cottonwood

#### **PROPERTY OVERVIEW**

Cottonwood as a submarket is known for high retail density and inexpensive housing. Any broker who has worked this area knows the lack of inventory when it comes to industrial property and the high demand when it comes available. 9620 Eagle Ranch is a stand-alone automotive building featuring 12 car ports, 2 secured yards and a 1,500 SF office showroom in a great looking modern building on Albuquerque's Westside. With its strategic location among the car dealerships, a buyer will quickly realize the opportunity as one of the few buildings capable of doing oil changes, brakes, tires, body work and other necessary vehicle related services that this submarket desperately needs.

#### **LOCATION OVERVIEW**

The property is located on Eagle Ranch north of Irving. This stand-alone automotive industrial building is surrounded by car dealerships, apartments and a dense retail submarket. Eagle Ranch Rd is a direct commuter street and a quicker route to Costco and Cottonwood Mall in comparison to Coors Blvd.

Austin Tidwell atidwell@resolutre.com 505.337.0777 Daniel Kearney dkearney@resolutre.com Rob Powell rpowell@resolutre.com www.resolutre.com



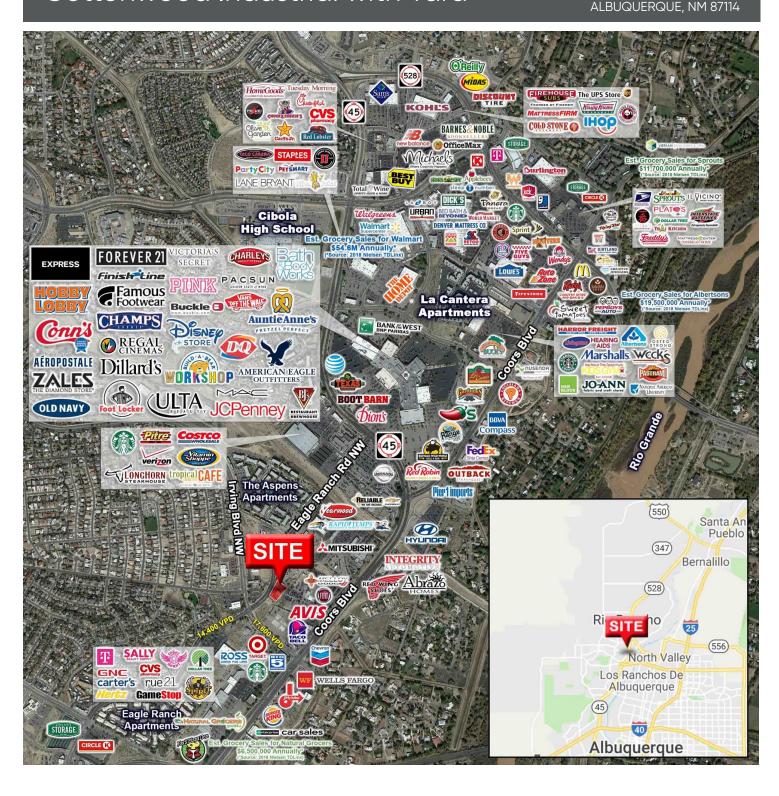


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