



Standalone Edgewood Office

21 MAIN STREET | EDGEWOOD, NM 87015

CALL FOR MORE INFORMATION



PROPERTY SNAPSHOT



7,259
2023 POPULATION
3 MILE RADIUS



4,116
2023 DAYTIME POPULATION
3 MILE RADIUS



\$86,010
2023 AVERAGE INCOME
3 MILE RADIUS



25,028 VPD
HWY 40

FOR SALE | FOR LEASE

\$595,000

\$12.00 PSF Modified Gross
Yard Space Additional Cost

AVAILABLE SPACE

For Sale: 5,000 SF

For Lease: +/- 2,500 SF

PROPERTY HIGHLIGHTS

- .36 acre paved parking lot
- .5 acre secured, gated yard with remote entry
- Functional office floor plan
- Solar panels
- New paint & carpet
- Parking lot resurfaced in 2016
- Quick I-40 & Route 66 access
- **NO CANNABIS**

TRAFFIC COUNT

NM HWY 344: 2,305 VPD
I-40: 25,028 VPD
(STDB 2023)

AREA TRAFFIC GENERATORS



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PROPERTY OVERVIEW

Sale Price:	\$595,000
Lease Rate:	\$12.00 PSF Modified Gross
Building Size:	+/- 5,000 SF
Lot Size:	1.3 Acres
Zoning:	C-2
Fenced Yard Size:	0.5 Acre
Available For:	Owner/User

PROPERTY OVERVIEW

2,500 SF of the 5,000 SF building is leased to one tenant, but this tenant does not have access to yard space leaving the remaining 2,500 SF and yard space available to the new owner. The remaining 2,500 SF can be leased at \$12.00 PSF, Modified Gross. Access to the yard space is at an additional cost (see broker for details).

Inventory for office space is incredibly low. Now, filter for a stand-alone building. Then for a fenced yard. This building is incredibly well maintained and has a modern facade with solar panels. The location is perfectly centered in Edgewood and would allow services throughout the east mountains and beyond.

LOCATION OVERVIEW

Located right in the center of activity in Edgewood, NM. Easy access to I-40, south of Walmart and north of great restaurant, retail, banking and pharmacy services. Edgewood, as a city, reaches the entire east mountains and allows office/industrial businesses to service Tijeras, Cedar Crest, Moriarty, Santa Rosa and more.

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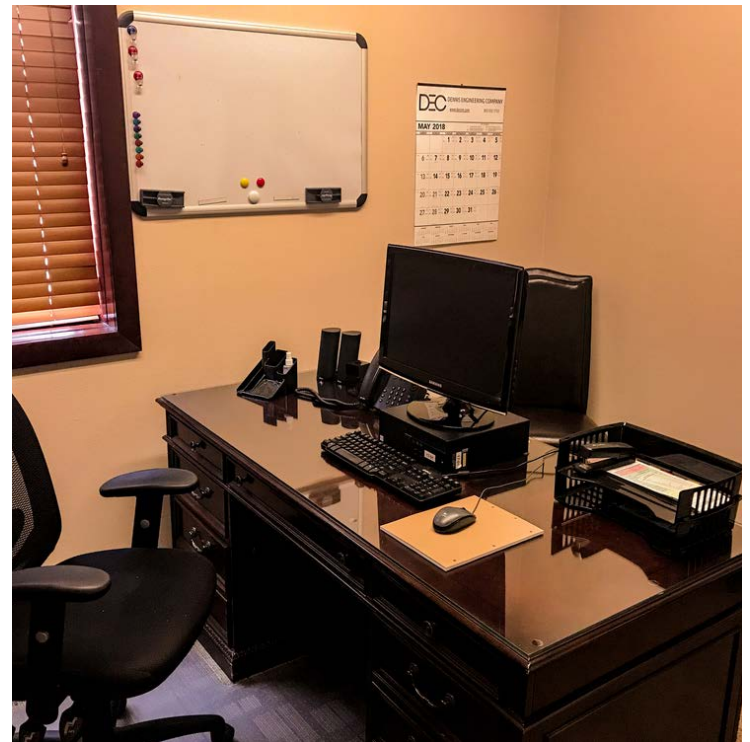
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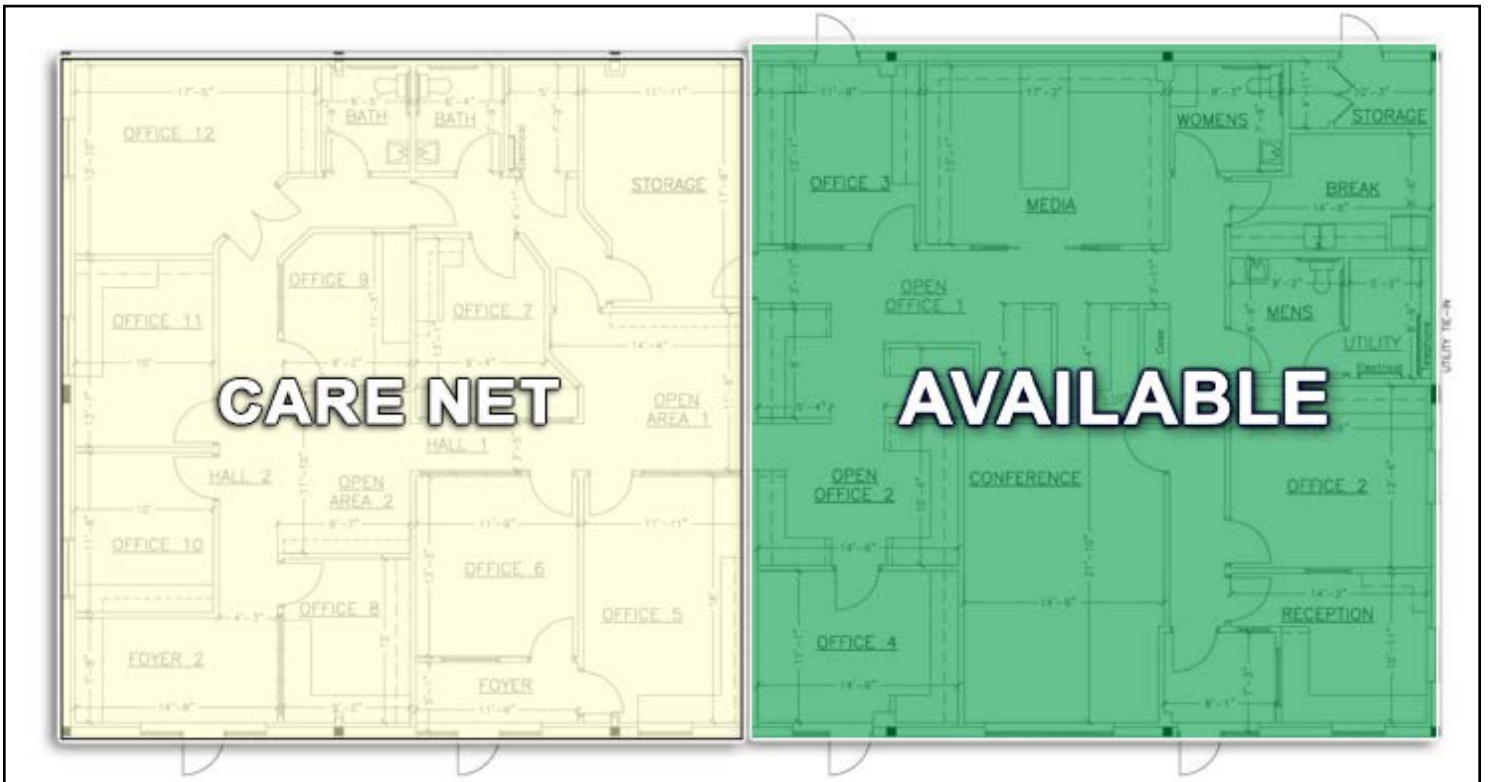
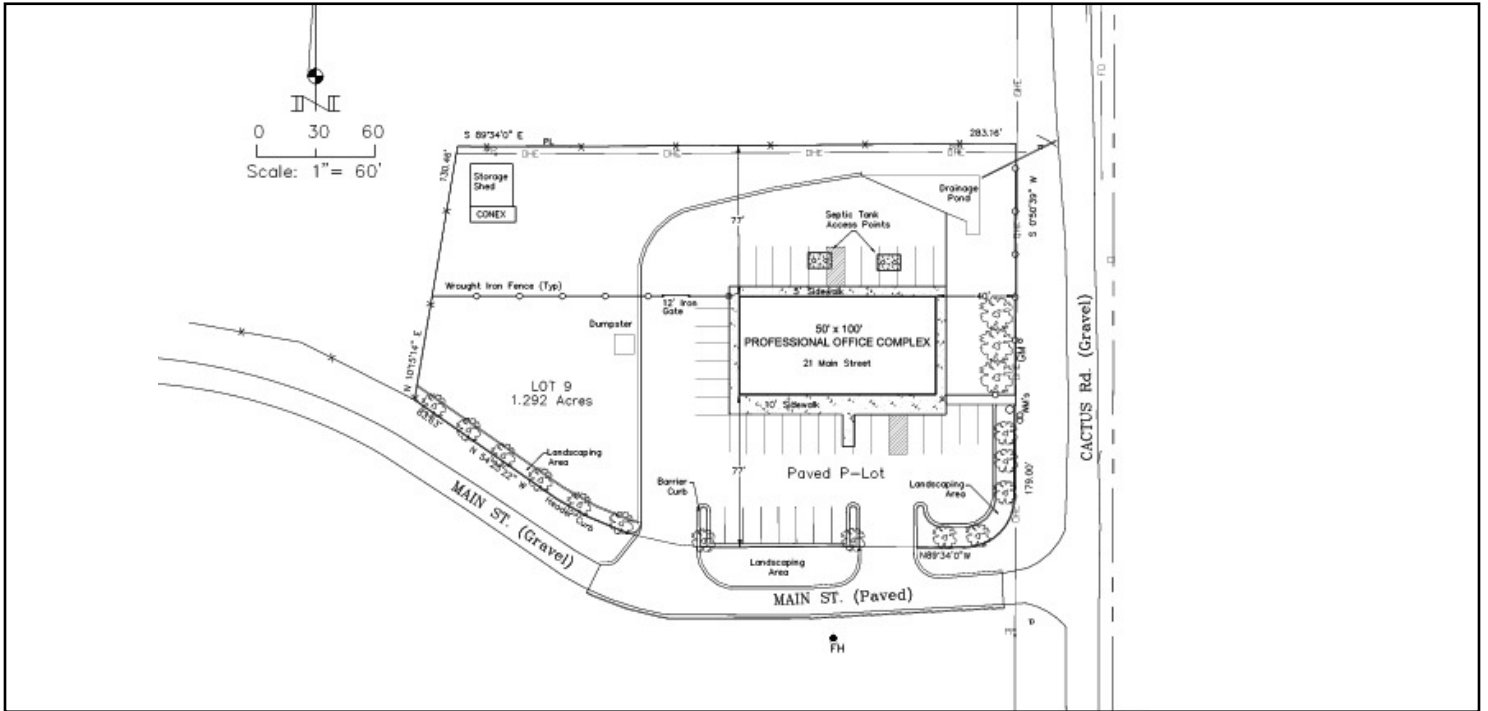
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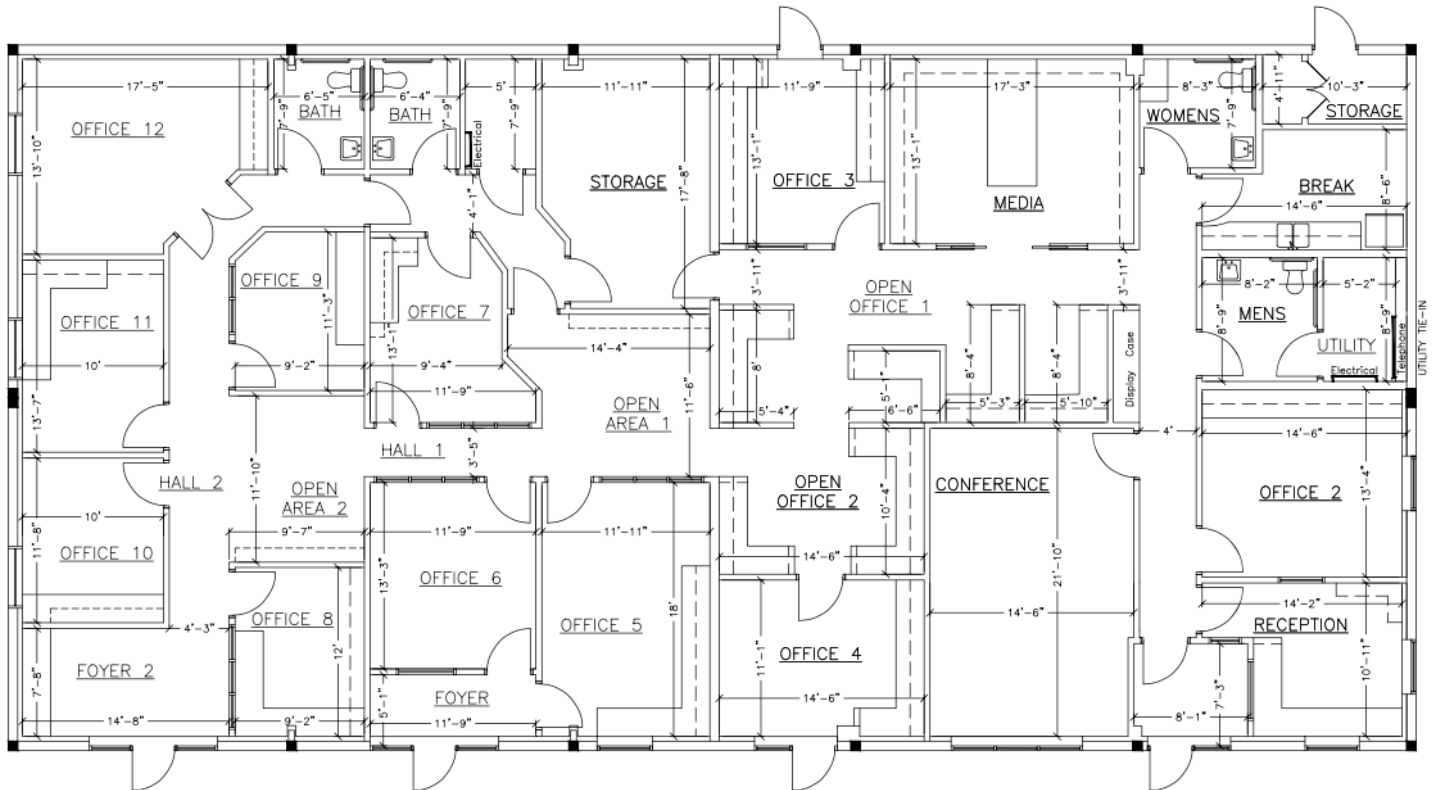
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CURRENT FLOOR PLAN
SCALE: 1/4"=1'-0" (24"x36") 1/8"=1'-0" (12"x18")

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