



4121 EDITH

NWC EDITH BLVD & INDUSTRIAL AVE
4121 EDITH BLVD NE, ALBUQUERQUE, NM 87107



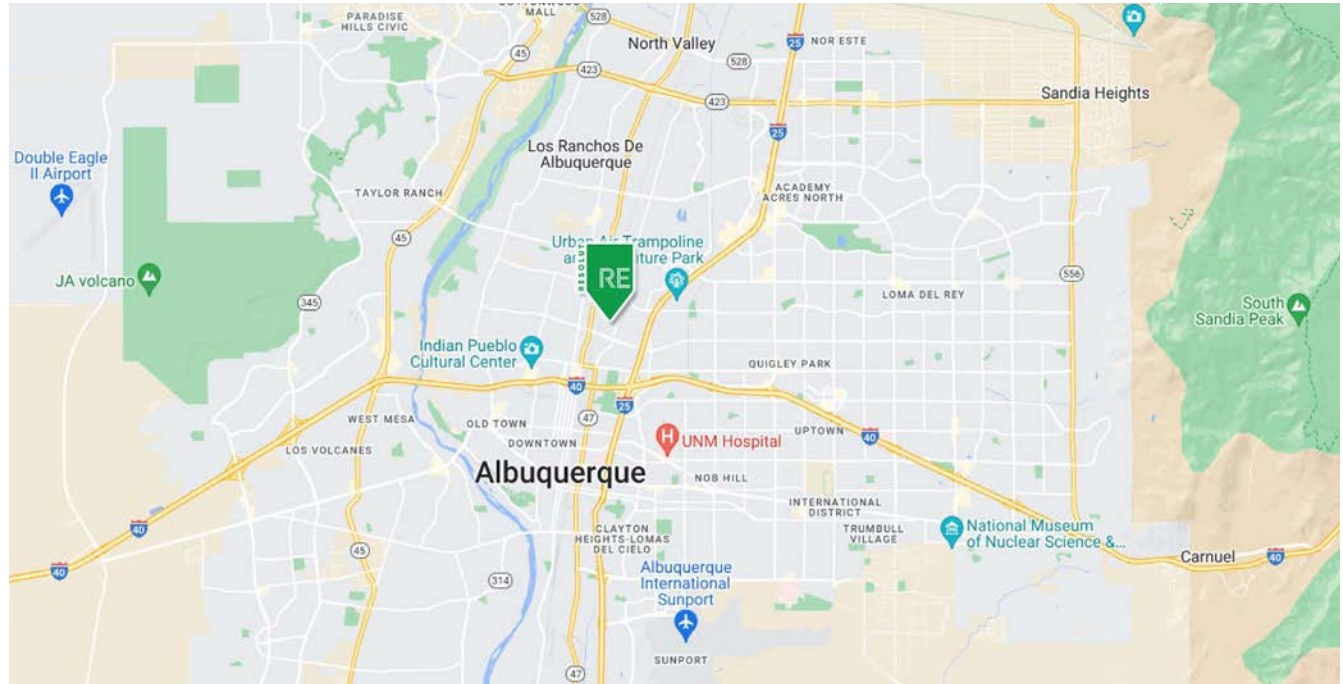
SOLD

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PROPERTY HIGHLIGHTS

- Great Location right off Edith and Griegos
- 3-Phase Electrical Capacity
- Monument signage for whole block located on property which can potentially generate income
- Gated yard space



AREA TRAFFIC GENERATORS



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DEMOGRAPHIC SNAPSHOT 2022



81,956
POPULATION
3-MILE RADIUS



\$37,565.00
AVG HH INCOME
3-MILE RADIUS



145,600
DAYTIME POPULATION
3-MILE RADIUS



TRAFFIC COUNTS
Edith Blvd: 12,424 VPD
(Costar 2022)

PROPERTY OVERVIEW

The property being described is a 6,483 square foot retail/warehouse with yard space and pylon signage. It is located less than a mile away from the I-40 and I-25 interchange, which provides easy access to transportation routes. The property features 3-Phase electrical capacity, as well as heating and cooling, making it suitable for a variety of uses. This property can be configured for two tenants. The space is ideal for generating income as a retail or warehouse location due to its convenient location and amenities. It also is a great owner user opportunity.

LOCATION OVERVIEW

NWC Edith Blvd & Industrial Ave

PROPERTY OVERVIEW

Price:	SOLD
Ceiling Height:	14
Zoning:	M1

