

CALL FOR MORE INFORMATION



FOR SALE

\$395,000

AVAILABLE SPACE

3,692 SF

PROPERTY HIGHLIGHTS

- Flexible NR-C Zoning
- Secured & Gated Yard
- Improved Storage Shed on site
- 8'x10' roll-up door
- Two Story Office

TRAFFIC COUNT

Quincy St: 7,272 VPD
Cutler Ave: 16,110 VPD
(CoStar 2020)

AREA TRAFFIC GENERATORS



PROPERTY SNAPSHOT



122,693
2020 POPULATION
3 MILE RADIUS



156,866
2020 DAYTIME POPULATION
3 MILE RADIUS



\$60,622
2020 AVERAGE INCOME
3 MILE RADIUS



16,110 VPD
CUTLER AVE

The information contained herein was obtained from sources deemed reliable; however, RESOLUT RE makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice. RESOLUT RE, which provides real estate brokerage services, is a division of Reliance Retail, LLC, a Texas Limited Liability Company.

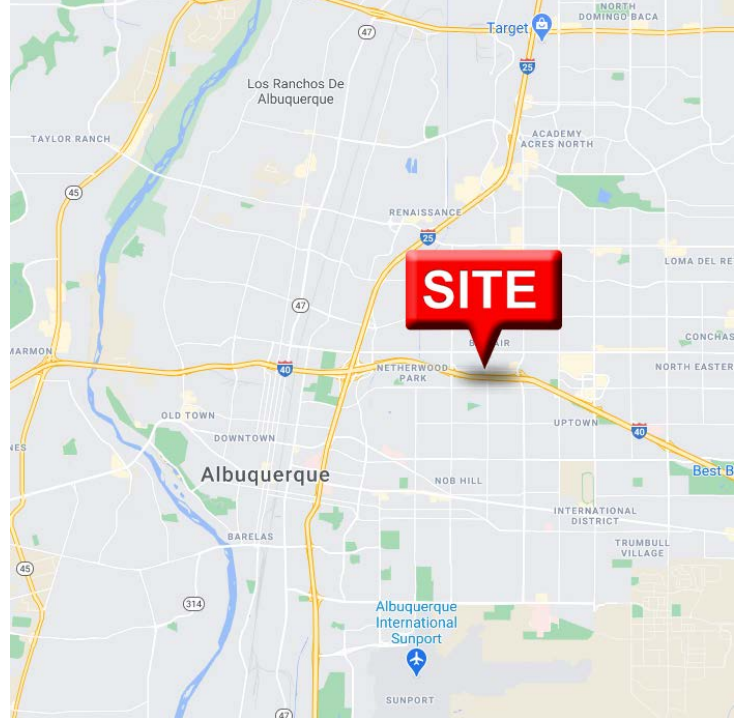
Daniel Kearney
dkearner@resolutre.com
505.337.0777

Austin Tidwell
atidwell@resolutre.com

Rob Powell, CCIM
rpowell@resolutre.com
www.resolutre.com

Office Warehouse with Secured Yard

NWC OF QUINCY & CUTLER
2421 QUINCY ST NE
ALBUQUERQUE, NM 87110



PROPERTY OVERVIEW

Sale Price:	\$395,000
Building Size:	3,692
Available SF:	3,692
Lot Size:	0.17 Acres
Zoning:	NR-C
Submarket:	Midtown
Ceiling Height:	10'
Roof Type:	Tar & Gravel
HVAC Type:	Forced Air

PROPERTY OVERVIEW

2421 Quincy is a 3,692 SF office/warehouse with a secured & gated yard. The property features a two story, 2,700 SF office area and a roughly 1,000 SF warehouse area. This property sits on 0.17 Acres of NR-C (Non-Residential Commercial). This type of land is less restrictive than many commercial uses and allows for a variety of industrial and commercial applications. This property has 5 private offices, open work areas, kitchenette, 4 restrooms, and reception in the office portion. The warehouse has a clear height of 10' and a 8'x10' rollup door and is attached to the property. The property also included a roughly 1,000 SF improved shed area for storage.

LOCATION OVERVIEW

2421 Quincy is located in Albuquerque's Midtown, just 1 minute away from the intersection of San Mateo and I-40. Being so close to the freeway, the property is practically 15 minutes drive time to everywhere in the city proper. the property is located in a predominantly industrial zoned but is nearby food and other services.

Daniel Kearney
dkearner@resolutre.com
505.337.0777

Austin Tidwell
atidwell@resolutre.com

Rob Powell, CCIM
rpowell@resolutre.com
www.resolutre.com



The information contained herein was obtained from sources deemed reliable; however, RESOLUT RE makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice. RESOLUT RE, which provides real estate brokerage services, is a division of Reliance Retail, LLC, a Texas Limited Liability Company.

Office Warehouse with Secured Yard

NWC OF QUINCY & CUTLER
2421 QUINCY ST NE
ALBUQUERQUE, NM 87110



Daniel Kearney
dkearner@resolutre.com
505.337.0777

Austin Tidwell
atidwell@resolutre.com

Rob Powell, CCIM
rpowell@resolutre.com
www.resolutre.com

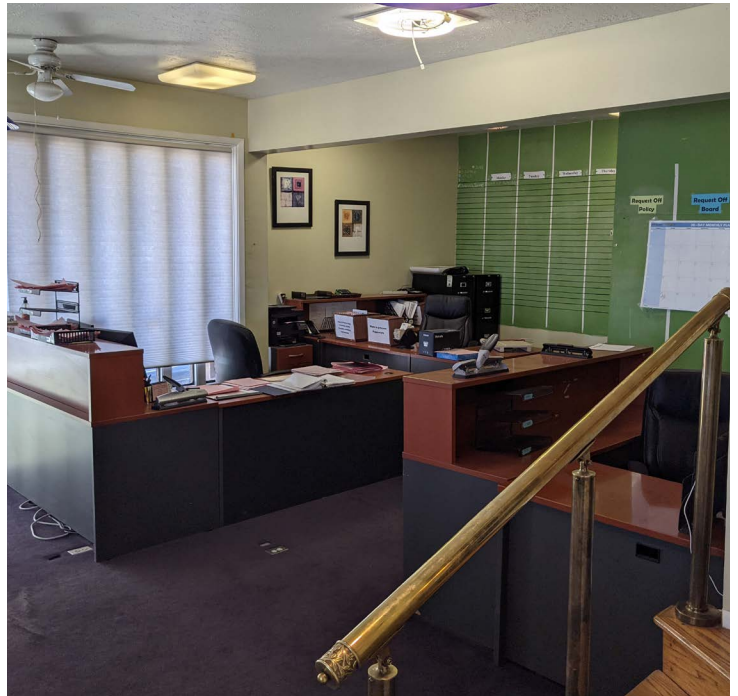


The information contained herein was obtained from sources deemed reliable; however, RESOLUT RE makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice. RESOLUT RE, which provides real estate brokerage services, is a division of Reliance Retail, LLC, a Texas Limited Liability Company.

Office Warehouse with Secured Yard

NWC OF QUINCY & CUTLER
2421 QUINCY ST NE
ALBUQUERQUE, NM 87110

Interior Photos



Daniel Kearney
dkearner@resolutre.com
505.337.0777

Austin Tidwell
atidwell@resolutre.com

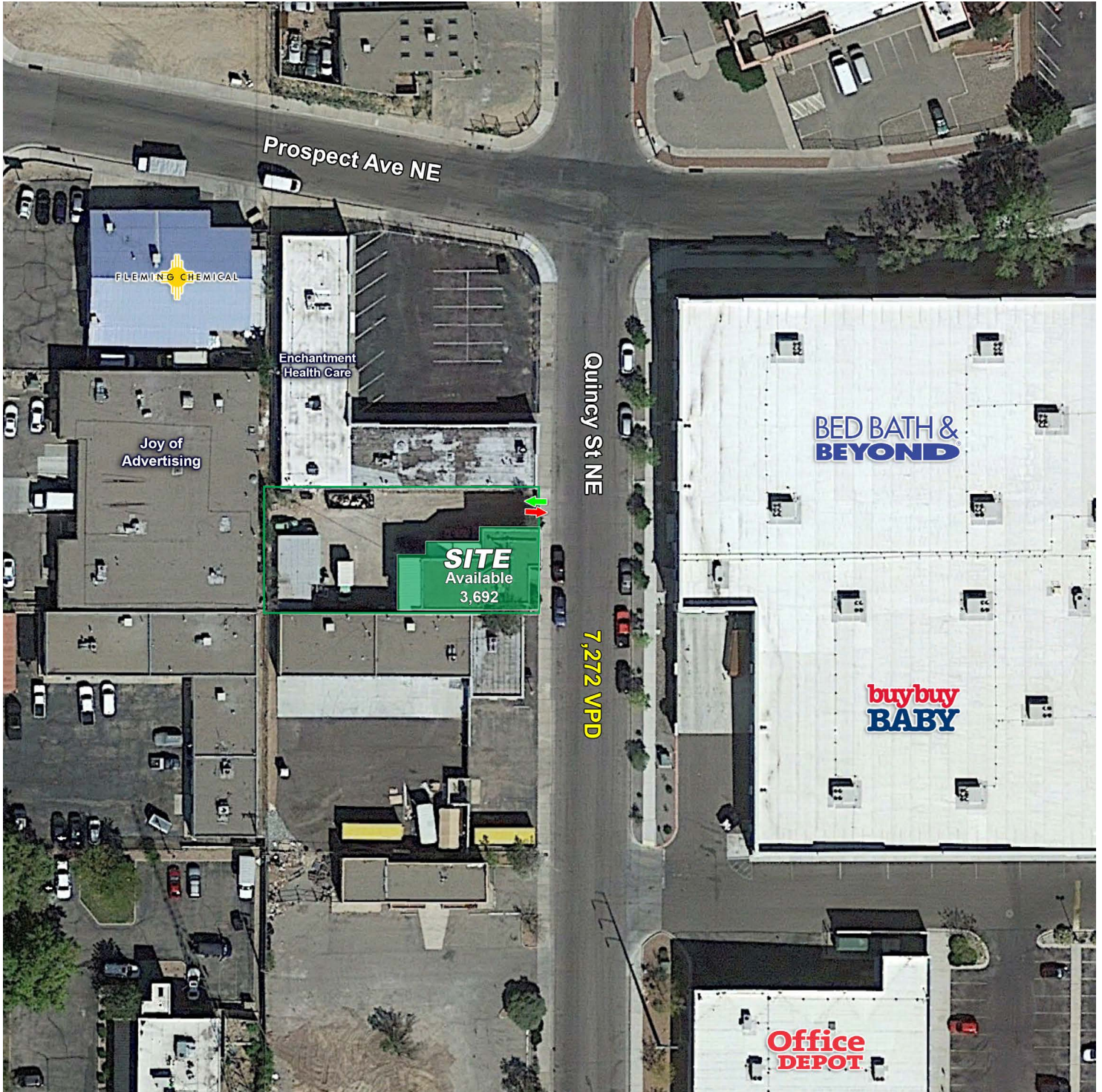
Rob Powell, CCIM
rpowell@resolutre.com
www.resolutre.com



The information contained herein was obtained from sources deemed reliable; however, RESOLUT RE makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice. RESOLUT RE, which provides real estate brokerage services, is a division of Reliance Retail, LLC, a Texas Limited Liability Company.

Office Warehouse with Secured Yard

NWC OF QUINCY & CUTLER
2421 QUINCY ST NE
ALBUQUERQUE, NM 87110



Daniel Kearney
dkearner@resolutre.com
505.337.0777

Austin Tidwell
atidwell@resolutre.com

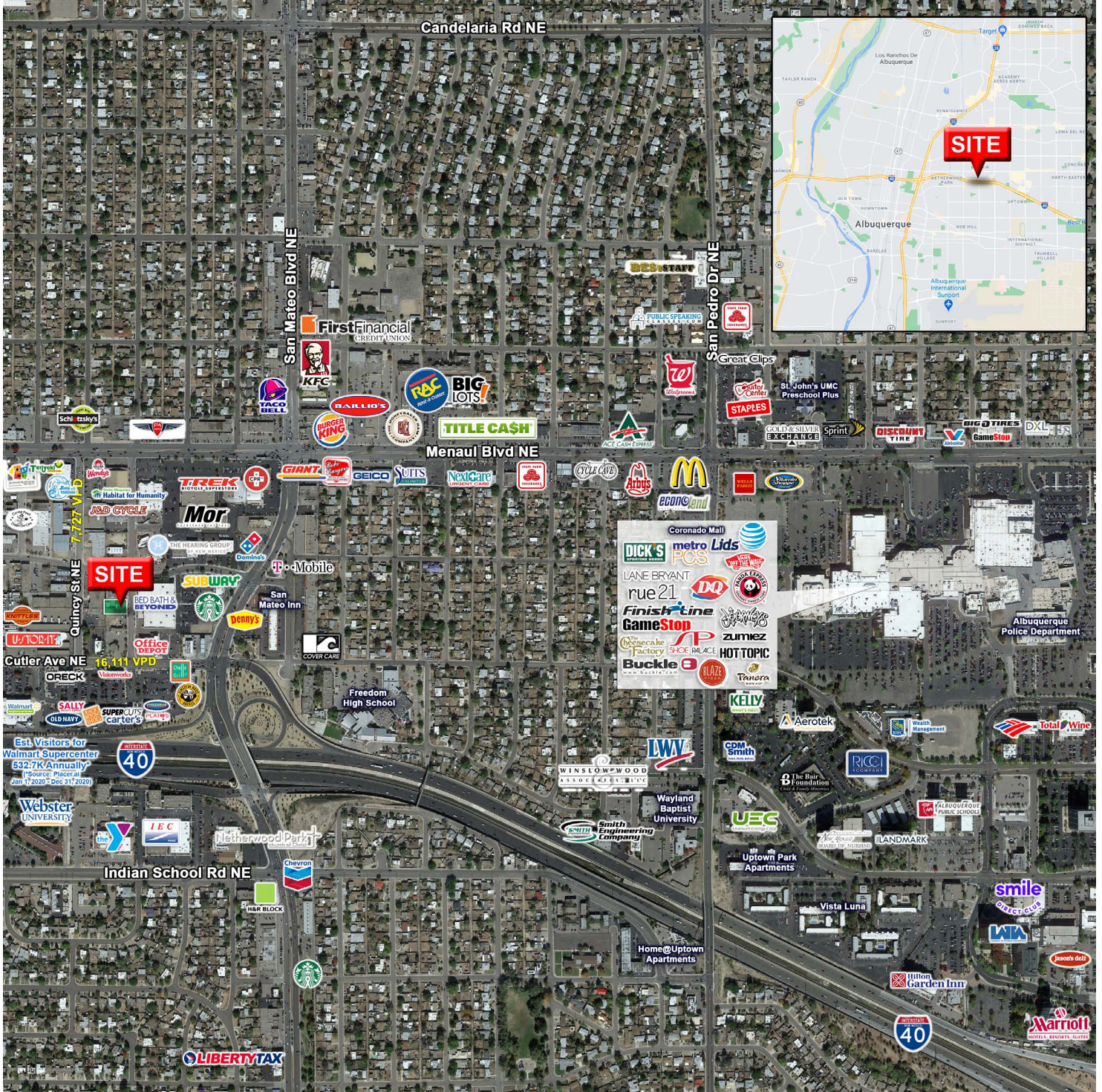
Rob Powell, CCIM
rpowell@resolutre.com
www.resolutre.com



The information contained herein was obtained from sources deemed reliable; however, RESOLUT RE makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice. RESOLUT RE, which provides real estate brokerage services, is a division of Reliance Retail, LLC, a Texas Limited Liability Company.

Office Warehouse with Secured Yard

NWC OF QUINCY & CUTLER
2421 QUINCY ST NE
ALBUQUERQUE, NM 87110



Daniel Kearney
dkearner@resolutre.com
505.337.0777

Austin Tidwell
atidwell@resolutre.com

Rob Powell, CCIM
rpowell@resolutre.com
www.resolutre.com



The information contained herein was obtained from sources deemed reliable; however, RESOLUT RE makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice. RESOLUT RE, which provides real estate brokerage services, is a division of Reliance Retail, LLC, a Texas Limited Liability Company.