

# OFFICE BUILDING WITH DRIVE THROUGH

1401 SAN PEDRO DR NE, ALBUQUERQUE, NM 87110

FOR  
SALE



## FOR SALE

## FEATURES

## CONTACT

- » **\$1,282,000**
- » Building size: ±7,542 SF
- » Land size: ± .8105 Acres

- » Prominent signage and visibility
- » New silicone coating on the roof
- » 2 Drive through lanes
- » Zone: MX-L
- » 47 Parking spaces

**STACEY NENNINGER, CCIM**  
✉ [stacey@argusinvestmentrealty.com](mailto:stacey@argusinvestmentrealty.com)  
☎ 505.855.7608

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Abundant Work Space



Private Offices



Lobby



Break Room

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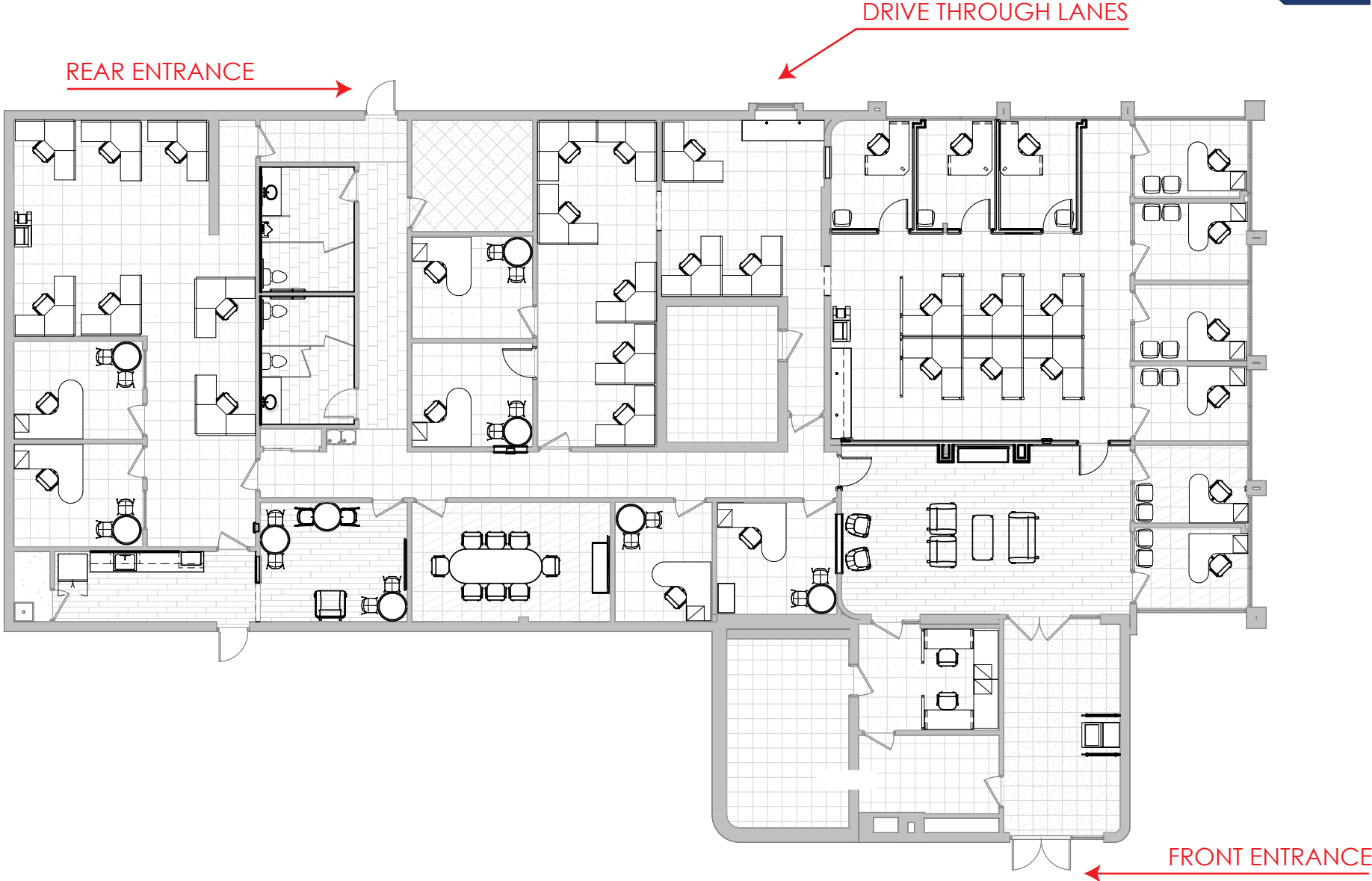
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FLOOR PLAN

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# OFFICE BUILDING WITH DRIVE THROUGH

## DRIVE TIME DEMOGRAPHICS

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**5 MINUTE DRIVE TIME**



**Population - 80,461**



**Avg HH Income - \$57,433**



**10 MINUTE DRIVE TIME**



**Population - 198,451**



**Avg HH Income - \$56,453**



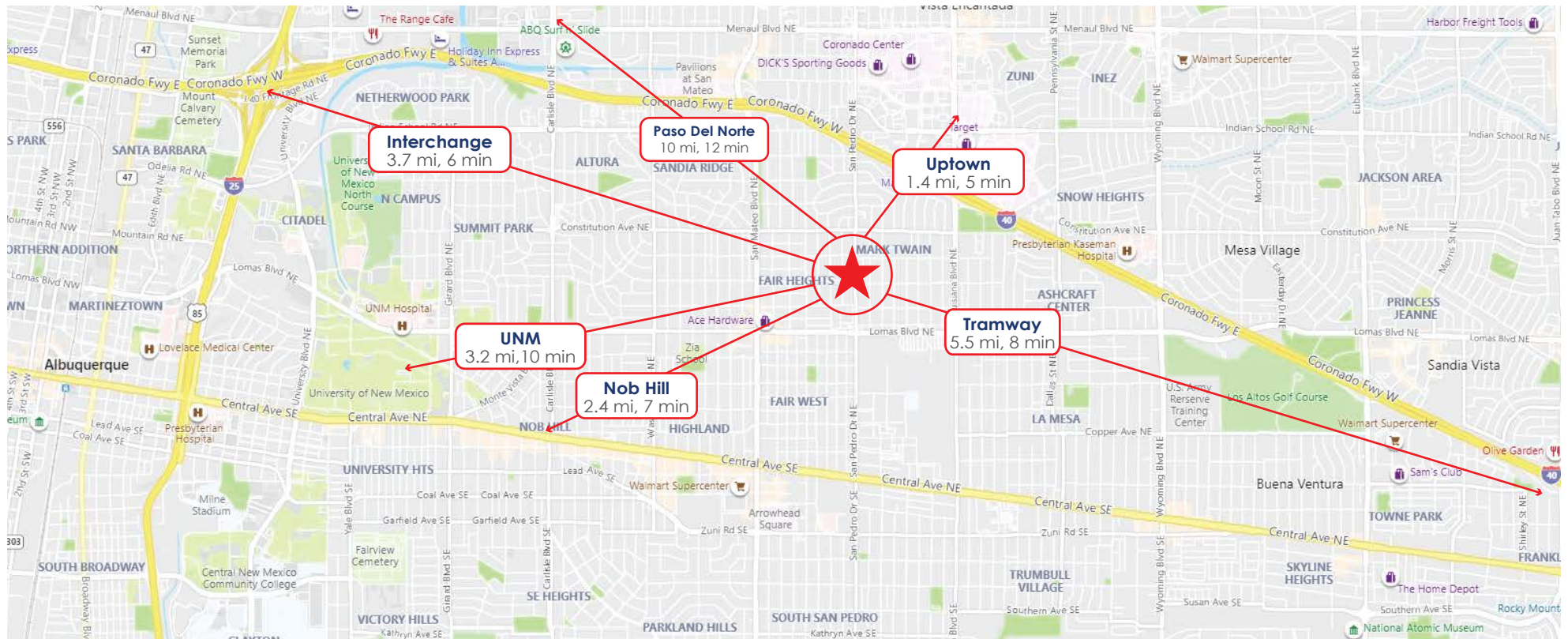
**15 MINUTE DRIVE TIME**



**Population - 337,850**



**Avg HH Income - \$64,997**



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