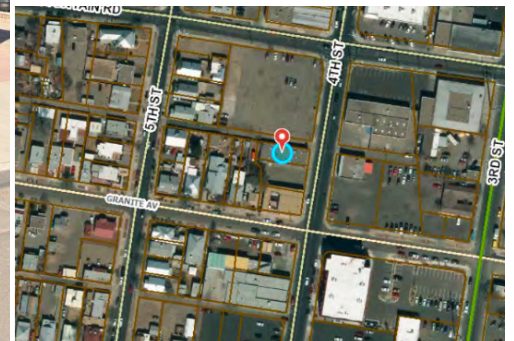
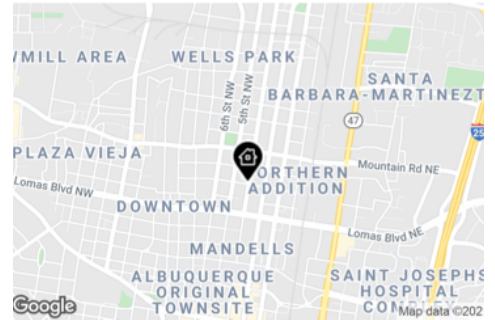


1011 4th Street NW, Albuquerque, NM, 87102

\$241,500!



Miranda Scott  
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Office: 505-820-7000  
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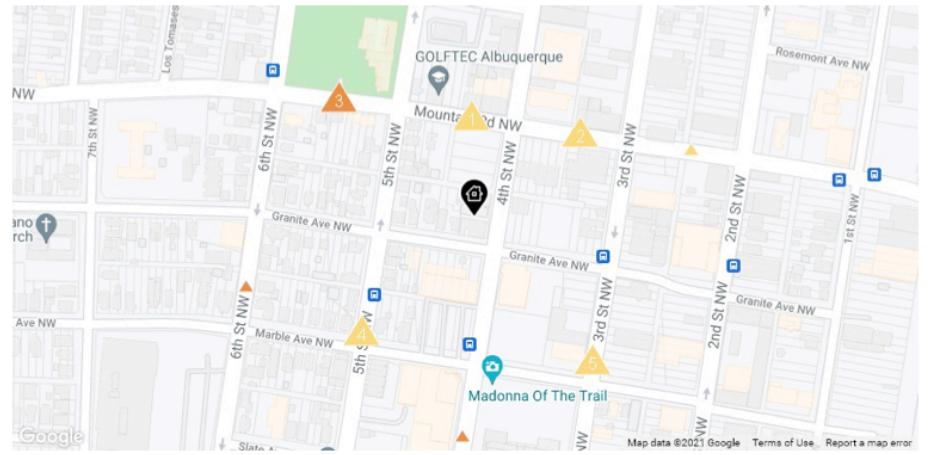
Logic Real Estate  
228 South Saint Francis  
Dr., Bldg A-1  
Santa Fe, NM, 87501

Calling all business owners and investors!  
Commercial real estate sales are at pre-pandemic levels, especially suburban offices!  
This is your chance to make this commercial office space your own to grow your business or rent out the entire building for potential residual income.

- 3,837 square ft / approx. \$62.94 per square foot!
- Private Parking
- Downtown sub-market of ABQ
- Southwestern style curb appeal



## Traffic Counts



Daily Traffic Counts: ▲ Up 6,000 / day ▲ 6,001 – 15,000 ▲ 15,001 – 30,000 ▲ 30,001 – 50,000 ▲ 50,001 – 100,000 ▲ Over 100,000 / day

▲ 1	▲ 2	▲ 3	▲ 4	▲ 5
<b>4,239</b>	<b>5,227</b>	<b>7,689</b>	<b>5,962</b>	<b>5,339</b>
2018 Est. daily traffic counts	2018 Est. daily traffic counts	2018 Est. daily traffic counts	2018 Est. daily traffic counts	2018 Est. daily traffic counts
Street: Mountain Rd NW Cross: 4th St NW Cross Dir: E Dist: 0.02 miles	Street: Mountain Rd NW Cross: 3rd St NW Cross Dir: E Dist: 0.03 miles	Street: Mountain Rd NW Cross: 5th St NW Cross Dir: E Dist: 0.04 miles	Street: 5th St NW Cross: Marble Ave NW Cross Dir: S Dist: 0.01 miles	Street: 3rd St NW Cross: Marble Ave NW Cross Dir: S Dist: 0.01 miles

\* traffic counts are based on a mix of daily and estimate use from last sold record in 2018

## Calling all investors!

Ideal for a retail establishment, medical, law, real estate, entertainment offices, conference facility, and more!

Previously a law office, this commercial building is near significant points of interest such as retail stores, restaurants, parks, residential apartments, the University of New Mexico, and Albuquerque's regional

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