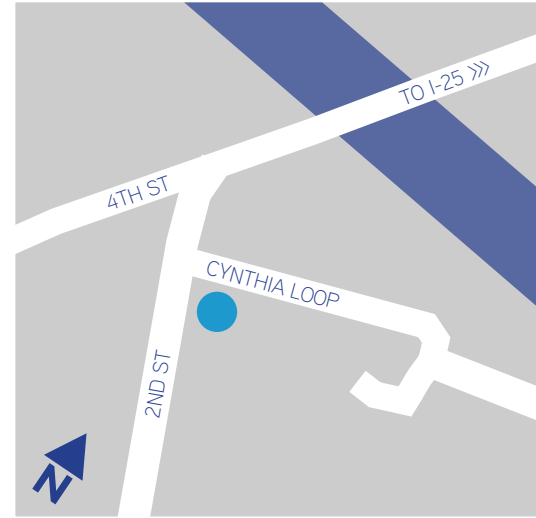


FOR SALE > OFFICE CONDO



# Beautiful Live + Work Condo

10590 SECOND ST NW, UNIT A, ALBUQUERQUE, NM 87114



## For Sale > Office, Live + Work

- > Sale Price: \$296,640
- > Price per SF: \$120.00/SF
- > Available Space: +/- 2,375 SF
- > Zoning: C-1

## Building Amenities

- > Beautiful Live + Work Property in the far North Valley
- > End unit with southern exposure
- > Lots of windows provide natural light
- > Property amenities include:
  - 2 bedroom, 1 bath living quarters upstairs (+/- 957 SF + balcony)
  - Full kitchen and living room
  - 2 offices, ADA restroom with shower, and warehouse downstairs (+/- 1,418 SF)
  - 12' drive-in door in warehouse
  - Excellent condition
  - Lots of parking on cottonwood tree-shaded grounds
  - Move-in ready!
- > Overlooks Sandia Pueblo open space
- > Easy access to I-25
- > Walk to RailRunner station

*Independently Owned and Operated*

The information contained herein was obtained from sources believed reliable; however, Colliers International makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice.



## Contact Us

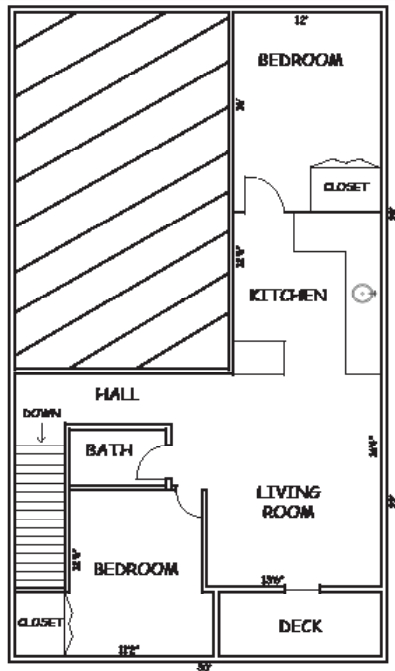
ANNE APICELLA  
VICE PRESIDENT  
+1 505 880 7059  
ALBUQUERQUE, NM  
[anne.apicella@colliers.com](mailto:anne.apicella@colliers.com)

COLLIERS INTERNATIONAL  
+1 505 883 7676 Main  
5051 Journal Center Blvd NE, Suite 200  
Albuquerque, NM 87109  
[www.colliers.com](http://www.colliers.com)

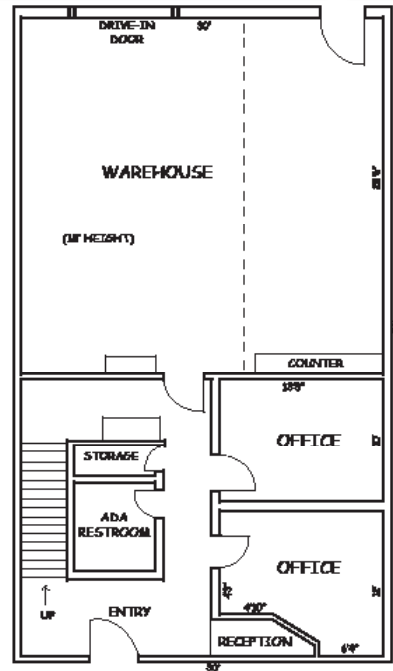
FOR SALE > OFFICE CONDO

# Property Photos

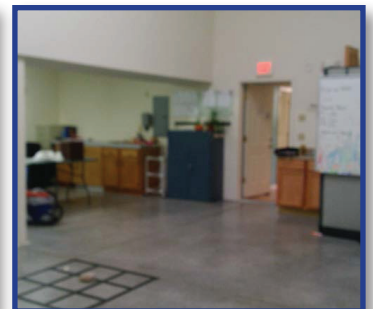
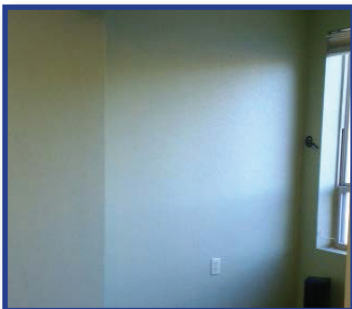
10590 Second St NW, Unit A, Albuquerque, NM 87114



SECOND FLOOR



FIRST FLOOR



COLLIERS INTERNATIONAL  
+1 505 883 7676 Main  
5051 Journal Center Blvd NE, Suite 200  
Albuquerque, NM 87109  
[www.colliers.com](http://www.colliers.com)