

# Car Wash to Operate or Redevelop

FULLY-FUNCTIONING FACILITY WITH FLEXIBLE ZONING

# For Sale



**OWNER FINANCING AVAILABLE**

**±2,535 SF on ±0.3 Ac.  
Available**

1706 Juan Tabo Blvd. NE | Albuquerque, NM 87112

**NAISunVista** ] **Got Space™**

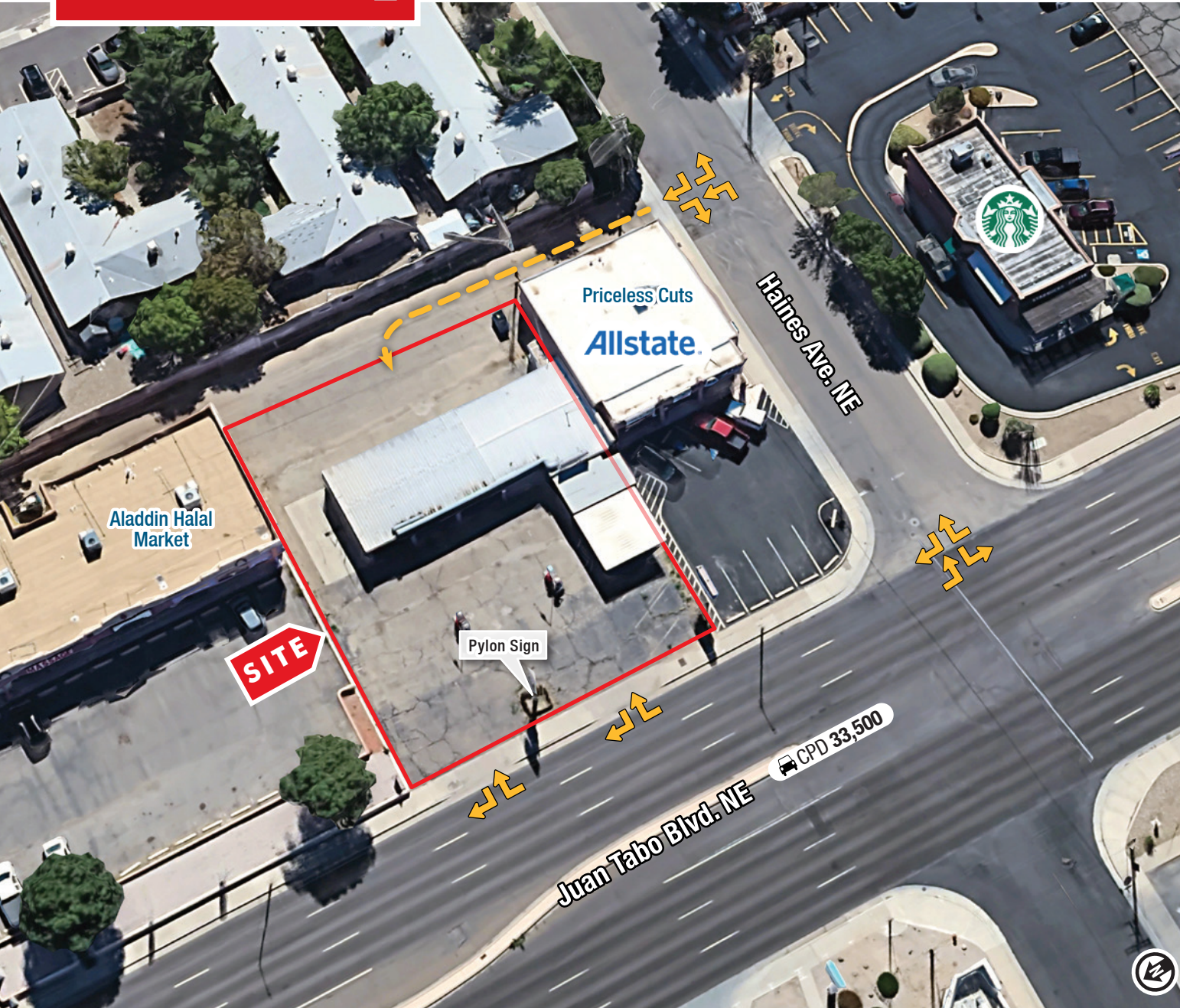
Opening the Door to Commercial Real Estate Excellence

**Melody Torres**

melody@sunvista.com | 505 280 2839

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## PROPERTY

### AVAILABLE

Building: ±2,535 SF  
Land: ±0.3 Acres

### SALE PRICE

Owner Financing Available –  
Submit Offer

### HIGHLIGHTS

- Four self-serve bays
- One dedicated diesel bay
- Two high-powered vacuums
- ±2,535 SF enclosed space ideal for auto detailing
- High-traffic location with 33,500 cars per day
- Pylon signage
- All equipment in working order
- Opportunity to operate car wash or redevelop the lot

**ZONING** [MX-L](#)

### LOCATION

- SEQ Juan Tabo Blvd. & Indian School Rd. NE

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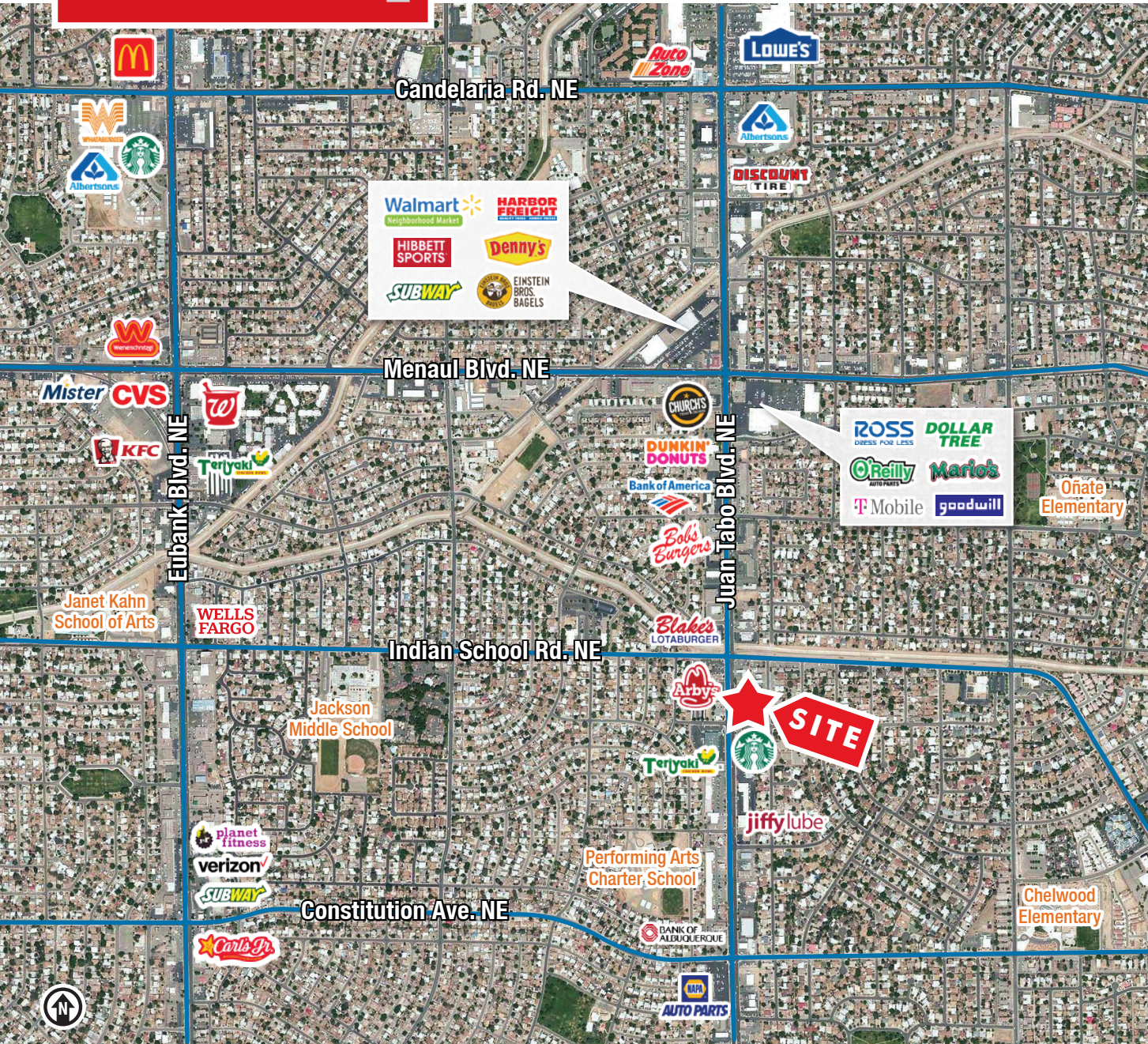
**NAI SunVista**

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## LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	18,984	124,210	242,194
Average HH Income	\$84,684	\$88,001	\$95,883
Daytime Employment	4,162	42,341	101,310

2024 Forecasted by Esri  
Paseo Del Volcan

