

2906 4th Street

2906 4th St NW, Albuquerque, NM 87107

Page 1



BERKSHIRE HATHAWAY
NM COMMERCIAL REAL ESTATE

FOR SALE



**WAREHOUSE / MIXED-
USE**



AVAILABLE SPACE
±15,341 SF Building
±0.62 AC Site



ZONING
MX-M



SALE PRICE
\$3,450,000
±\$224.89/SF

Christian File

Cfile@CREBerkshire.com | 505.235.8518

Joseph Maez

Jmaez@CREBerkshire.com | 505.633.3335



PROPERTY SUMMARY

2906 4th St NW, Albuquerque, NM 87107

Page 2



BERKSHIRE HATHAWAY
NM COMMERCIAL REAL ESTATE

PROPERTY HIGHLIGHTS

- ±15,341 SF building area
- ±3,613 SF covered storage / patio area
- Building 1: ±7,697SF
- Building 1 first floor: ±5,260 SF
- Building 1 second floor: ±2,437 SF
- Building 2: ±5,598 SF
- Building 3: ±2,045 SF
- ±0.3558 AC
- MX-M zoning
- 3 Phase Power
- Three garage doors
- Three-building layout
- Two-story component in Building 1



Location Highlights:

Located on 4th Street NW in Albuquerque's North Valley trade area
Quick access to I-40, I-25, Downtown Albuquerque, Old Town, and Los Ranchos
Visible corridor location with established neighborhood commercial activity
Surrounded by retail, service, warehouse, contractor, and local business uses
Near residential neighborhoods supporting customer and employee access
Central Albuquerque location for citywide service and distribution coverage

OFFERING SUMMARY

2906 4th St NW, Albuquerque, NM 87107

Page 3



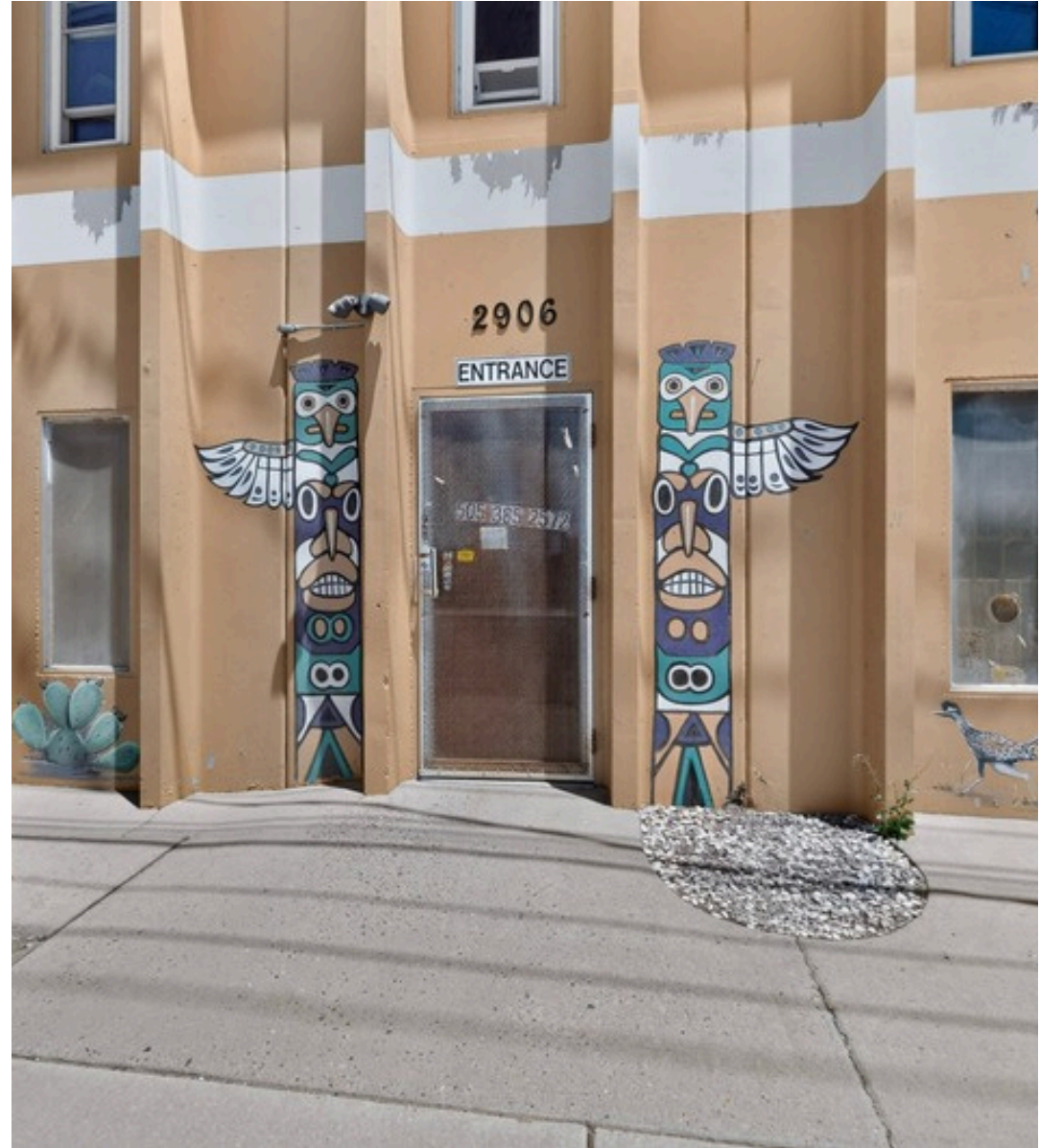
BERKSHIRE HATHAWAY
NM COMMERCIAL REAL ESTATE

PROPERTY DESCRIPTION:

2906 4th St NW offers a flexible warehouse and mixed-use property in Albuquerque's established North Valley corridor. The property includes approximately 15,341 SF of building area, plus approximately 3,613 SF of covered storage / patio area, on a ± 0.3558 -acre site.

The existing configuration has operated as an antique showroom and warehouse, making the property well suited for users that need a combination of customer-facing display space, inventory storage, work areas, and secure exterior yard functionality. MX-M zoning supports a broad range of commercial and mixed-use opportunities, subject to city requirements.

Positioned directly along 4th Street NW, the site provides central access to Downtown Albuquerque, I-40, I-25, Los Ranchos, Old Town, and the broader metro area. Offered for sale at \$3,200,000, or approximately \$208.59/SF based on the adjusted building area, the property is a strong fit for showroom, warehouse, contractor, creative, service, resale, specialty retail, or light industrial users seeking visibility and functional space in a central location.



WAREHOUSE / SHOWROOM

2906 4th St NW, Albuquerque, NM 87107

Page 4



BERKSHIRE HATHAWAY
NM COMMERCIAL REAL ESTATE



INTERIOR / STORAGE

2906 4th St NW, Albuquerque, NM 87107

Page 5



BERKSHIRE HATHAWAY
NM COMMERCIAL REAL ESTATE



YARD / EXTERIOR

2906 4th St NW, Albuquerque, NM 87107

Page 6



BERKSHIRE HATHAWAY
NM COMMERCIAL REAL ESTATE



FLOOR PLAN

2906 4th St NW, Albuquerque, NM 87107

Page 7



BERKSHIRE HATHAWAY
NM COMMERCIAL REAL ESTATE



2906 4th St NW, Albuquerque NM 87107

Building 1: 7,697sf F1: 5,260sf F2: 2,437sf

Building 2: 5,598sf Building 3: 2,045sf

Total Building Square Footage: 15,341sf

ALL MEASUREMENTS ARE APPROXIMATE, THIS DOCUMENT MAY NOT BE USED TO DETERMINE THE VALUATION OF THE PROPERTY OR ESTIMATE REPAIRS OR IMPROVEMENTS.
ALL PARTIES USING THIS DOCUMENT AGREE TO TAKE THEIR OWN MEASUREMENTS IN ORDER TO DETERMINE THE LAYOUT AND SIZE OF THE PROPERTY.

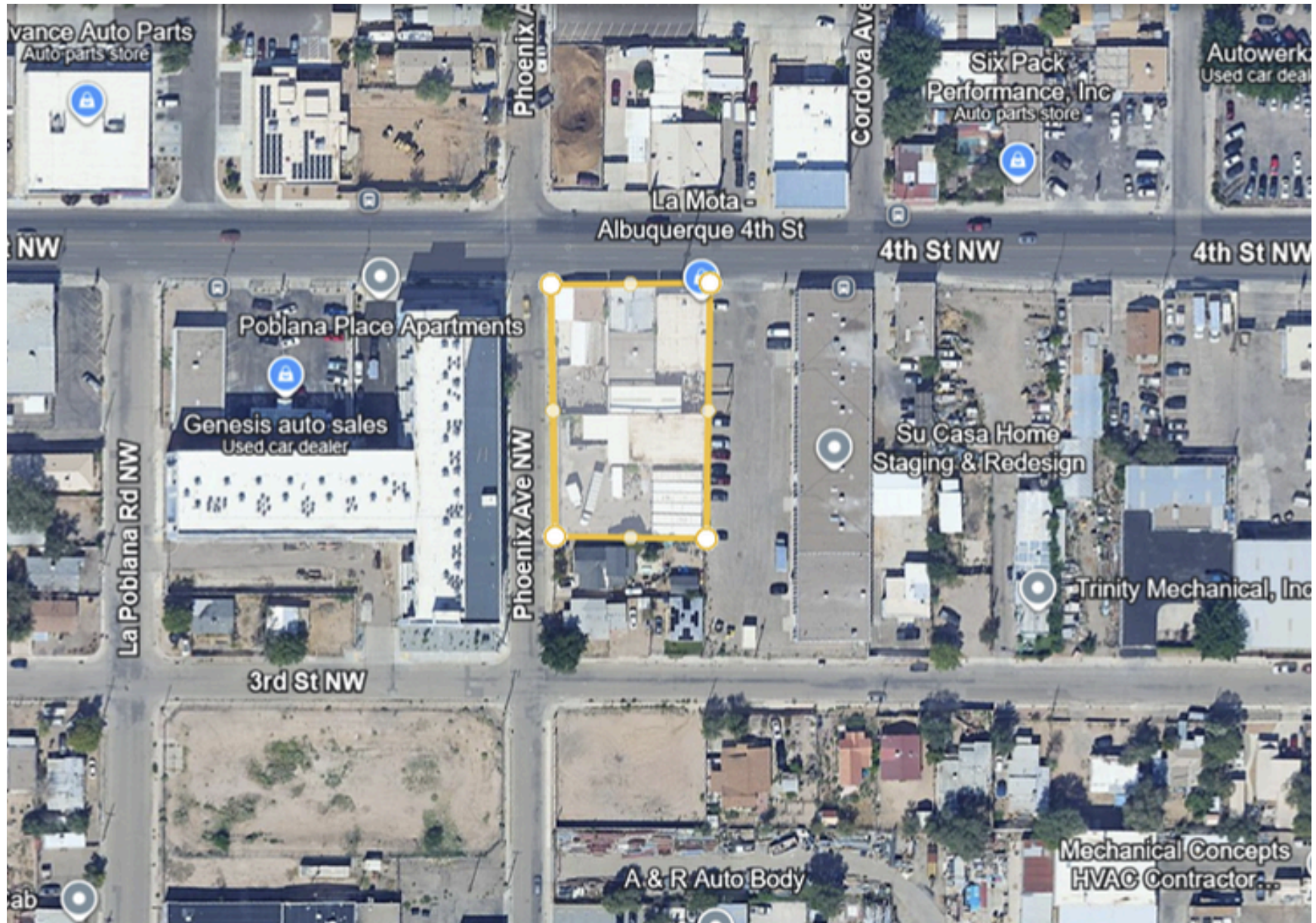
SITE PLAN

2906 4th St NW, Albuquerque, NM 87107

Page 8



BERKSHIRE HATHAWAY
NM COMMERCIAL REAL ESTATE



LOCATION MAP

2906 4th St NW, Albuquerque, NM 87107

Page 9



BERKSHIRE HATHAWAY
NM COMMERCIAL REAL ESTATE

