

For Sale

Colliers

1815 U.S. Route 66
Edgewood, NM 87015



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Property Profile

Details

Sale Price	\$440,000
Space Available	± 2,062 SF
Lot Size	0.771 Acres
Submarket	Edgewood
Zoning	C-2

Features

- Premier frontage on Historic Route 66
- Minutes from I-40 (Edgewood & Sedillo exits)
- 20 miles to Albuquerque, 51 miles to Santa Fe
- Industrial Capability: 20-ft roll-up door, drive-in access, security system, and multiple 240V outlets (3-phase power nearby)
- Highly functional footprint designed for businesses requiring both a showroom and a heavy-duty workshop
- New high-efficiency natural gas forced-air heating system
- Refurbished kitchen with steel countertops; new plumbing, toilet, water heater, and pump
- Owner / User Opportunity: Contractors, Fabricators & Trades, Equipment Sales/Rental, Construction, Landscapers Light Manufacturing, Retailers

Area Tenants



Trade Area Aerial

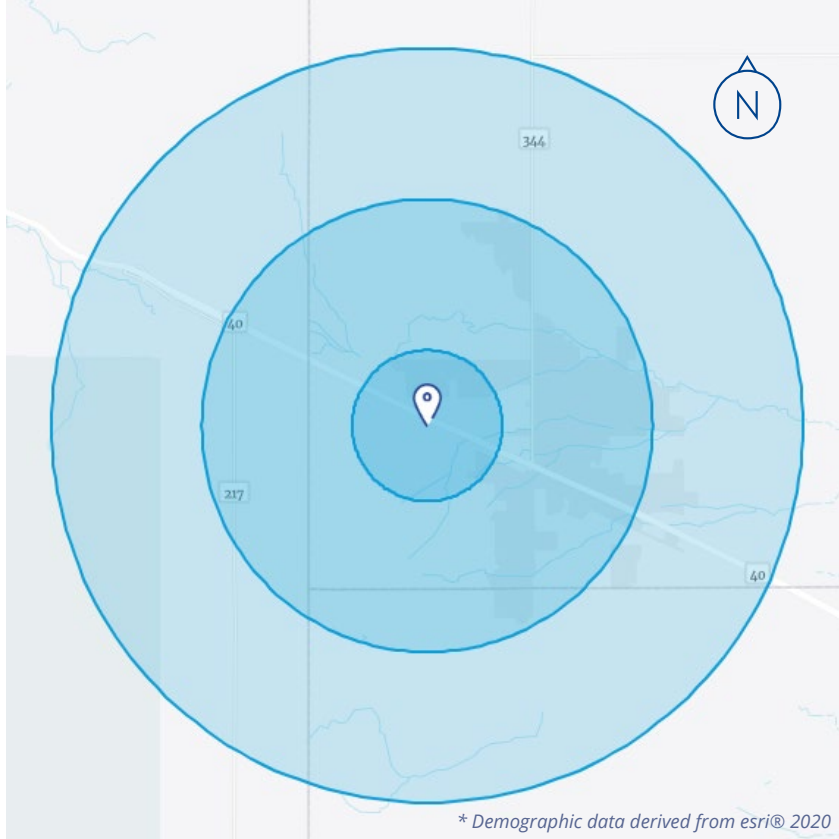


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Property Gallery



Demographics*



	1 MILE	3 MILES	5 MILES
Population	466	6,507	12,461
Households	181	2,645	5,036
Median Age	42.4	46.3	47.0
Average HH Income	\$92,211	\$117,249	\$124,521
Per Capita Income	\$35,554	\$47,471	\$50,429
Daytime Population	563	4,978	8,836
College Education	49.8%	50.8%	50.1%



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