



CALL FOR MORE INFORMATION

DEMOGRAPHIC SNAPSHOT

	1 MILE	3 MILES	5 MILES
2019 Total Population	15,425	110,023	241,802
2019 Average HH Income	\$65,314	\$52,166	\$55,255
2019 Daytime Population	14,355	155,364	315,889

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FOR SALE

\$750,000

FOR LEASE

\$10.00 PSF NNN

AVAILABLE SPACE

5,869 SF

PROPERTY HIGHLIGHTS

- Restaurant Ready Building
- Maintained grounds and amenities for outdoor venue
- 1.31 Acres of MX-T Land
- Nob Hill/Highland CPO-8:4
- One of largest tracts available in area
- Property could also be leased
- Property location allows for dense redevelopment (4-5 floors)

TRAFFIC COUNT

Central Ave: 27,551 VPD
(STDB 2019)

Washington St: 6,100 VPD
(STDB 2019)

AREA TRAFFIC GENERATORS

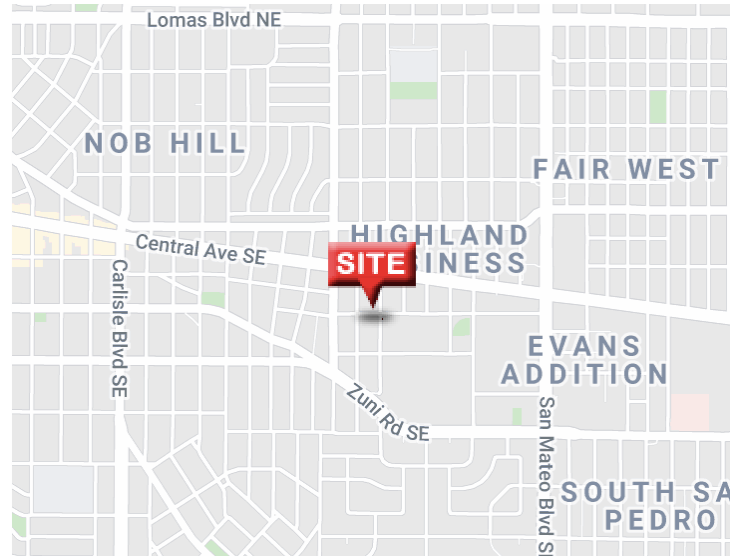


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OFFERING SUMMARY

Sale Price:	\$750,000
Building Size:	5,869 SF
Available SF:	5,869 SF
Lot Size:	1.31 Acres
Price / SF:	\$127.79
Zoning:	MX-T
Market:	Nob Hill/Highland

PROPERTY OVERVIEW

This 1.31 Acre property sits directly to the East of Albuquerque's Nob Hill. This property was a former bank that was converted into a restaurant in 2015. From owner/user types, the property is considered "restaurant ready" with all major FF&E and infrastructure in place, the parking and ground could make for a great restaurant or event venue. For developers, this property sits in a MX-T zone and is one of the largest tracts in this part of Nob Hill. This property is inside the Nob Hill/Highland "Character protection overlay zone" CPO-8:4. Although it is within this zone, it's in the 4th section of this zone which allows for properties to be developed up to a max height of 55-67 feet and 4-5 stories depending on use of building, so dense housing or hotel use IS possible at this site.

PROPERTY HIGHLIGHTS

- Restaurant Ready
- Abundant Parking
- Well maintained grounds
- 1.31 Acres
- Inside Nob Hill/Highland Character Protection Overlay Zone (Sector 4). This sector allows for dense redevelopment (4-5 stories) (55-67 ft)

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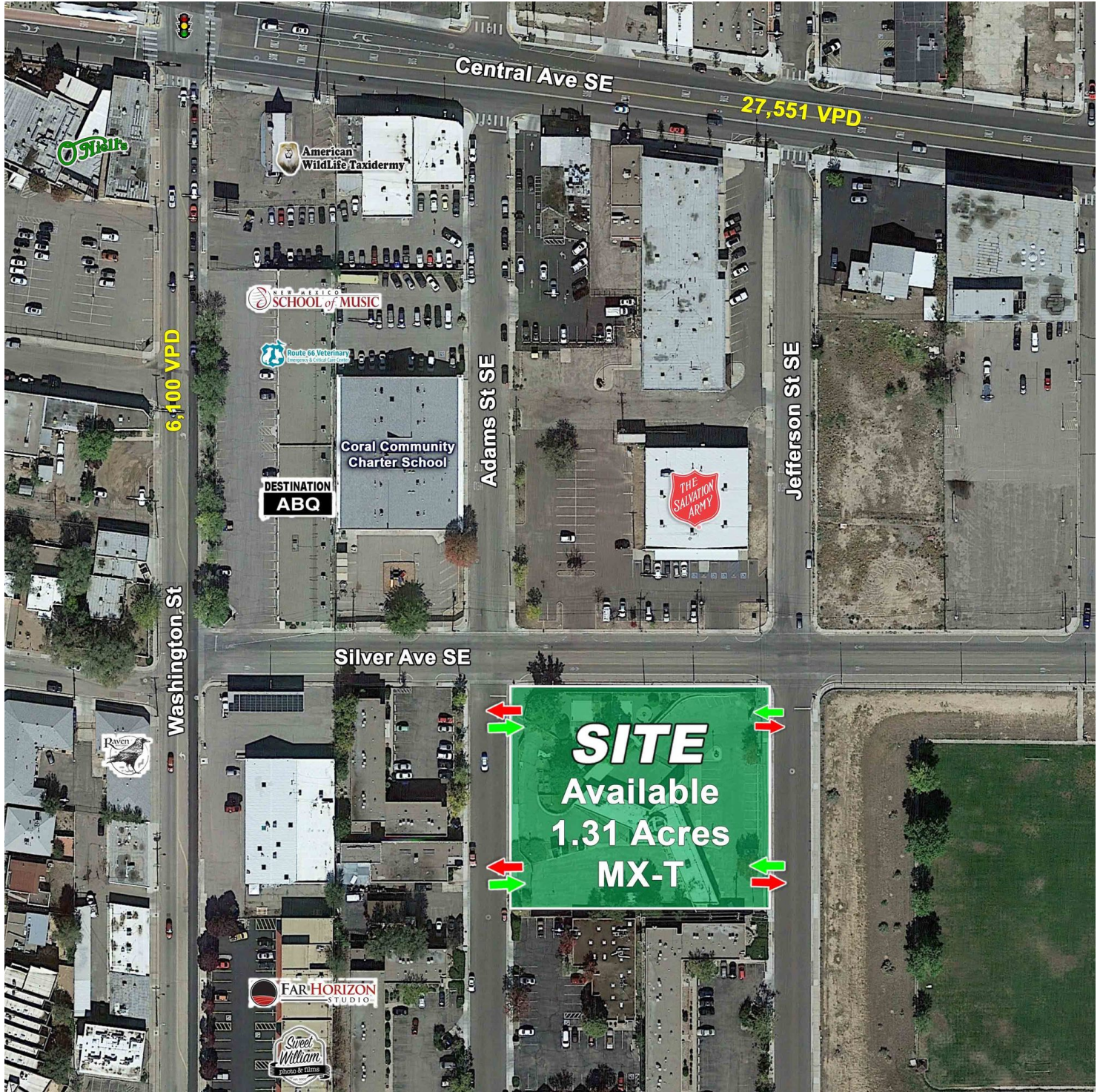
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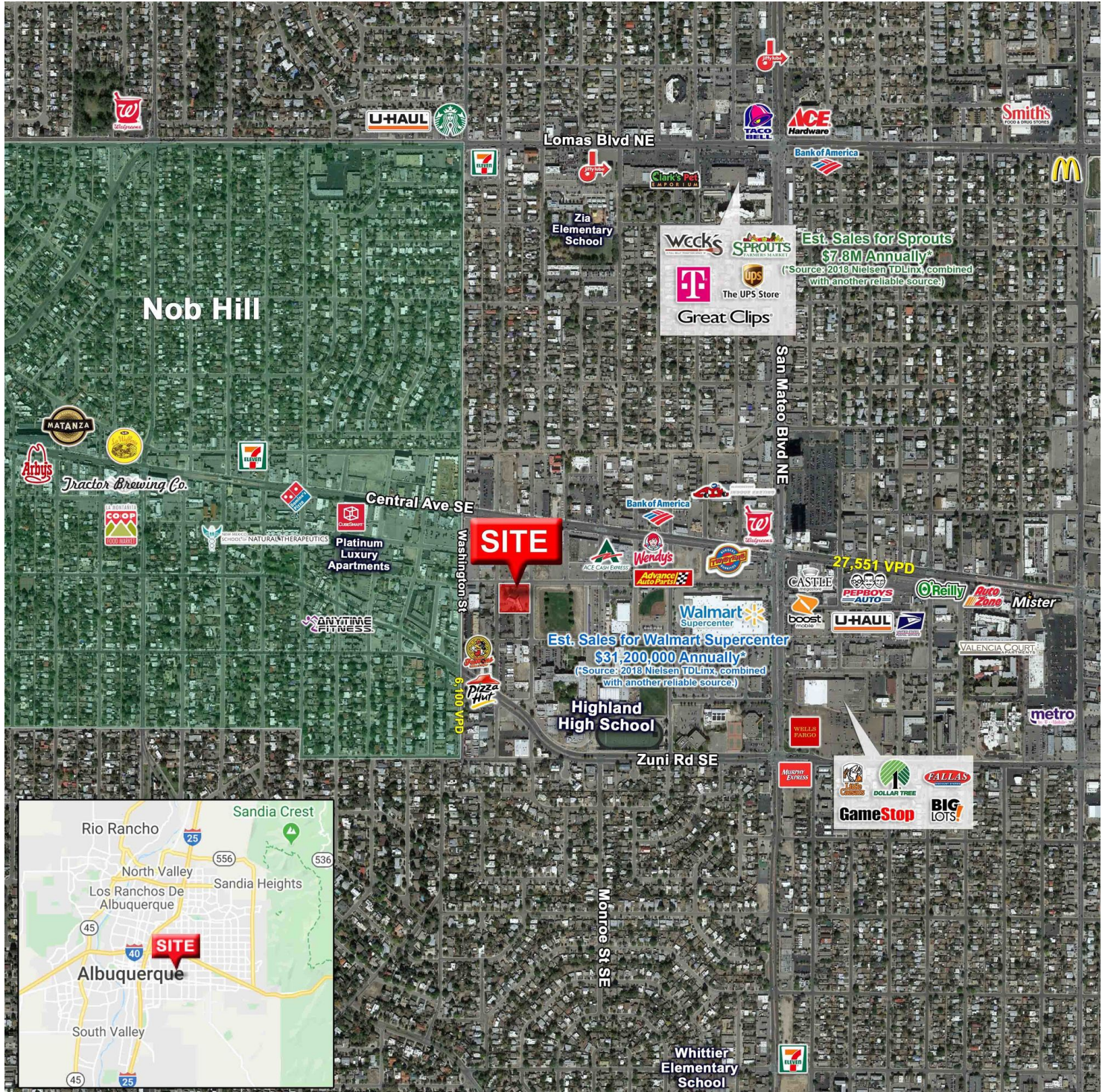
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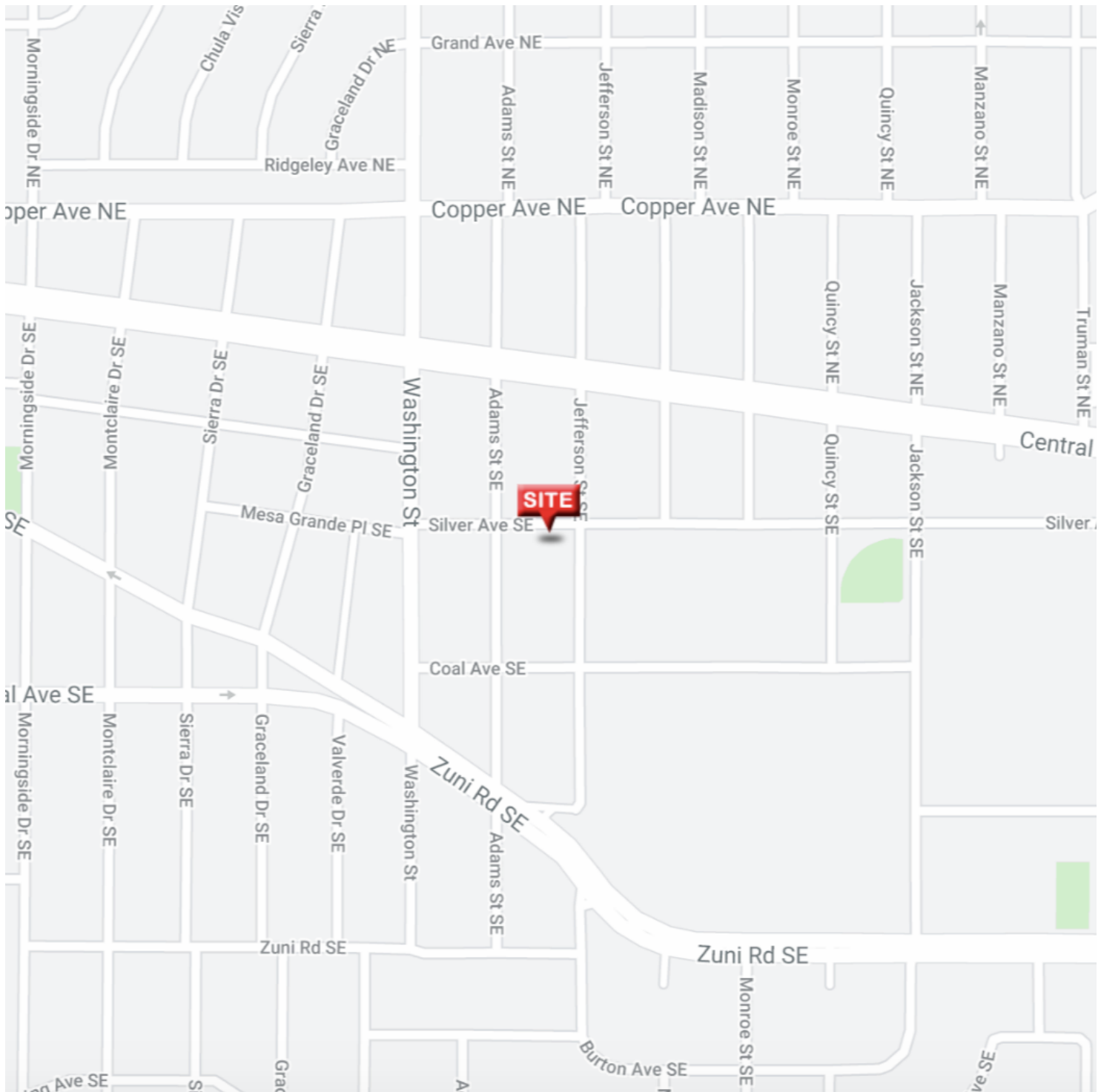
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