

FOR SALE

635 BROADWAY BLVD SE ALBUQUERQUE, NM 87102



ANNE VALLEJOS
Associate Broker/REALTOR®
(505) 331-8306
annevallejos.realtor@gmail.com



RICK SHUBERT
Associate Broker/REALTOR®
(505) 205-4991
rickshubert@kw.com



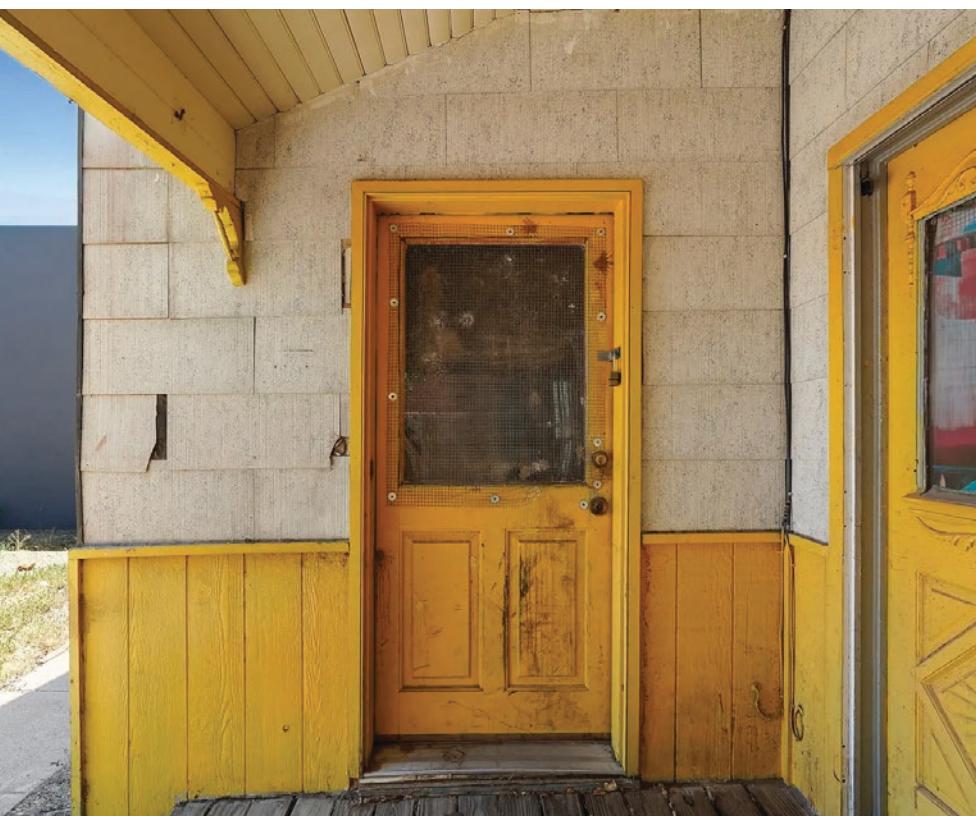
KW COMMERCIALSM
6240 Riverside Plaza NW
Albuquerque, NM 87120
505-897-1100

PROPERTY PROFILE

635 BROADWAY BLVD SE ALBUQUERQUE, NM 87102

Details

Sale Price	\$225,000
Price Per SF	\$141.7/SF
Building Size	1,588 SF
Acres	0.1591 ac
Zoning Description	Mixed Use Low Intensity
Building Class	E
Floors	1
Submarket	Downtown



Features

UNLOCK ENDLESS POTENTIAL IN THE HEART OF ABQ'S BROADWAY BLVD CORRIDOR! Imagine your business thriving at 635 Broadway Boulevard SE, a 1500 square foot multi-use space in an MX-L commercial zone. With 7 versatile rooms, a kitchen, and a bathroom, your entrepreneurial dreams can soar—the possibilities are limitless! This adaptable space is ready for your start-up — design space, light manufacturing, a cutting-edge co-working hub buzzing with ideas or a lovely used bookshop! Feel the energy of Albuquerque's cultural heartbeat beneath your feet. Or at this price tear it down and use the land for countless possibilities.

PROPERTY GALLERY

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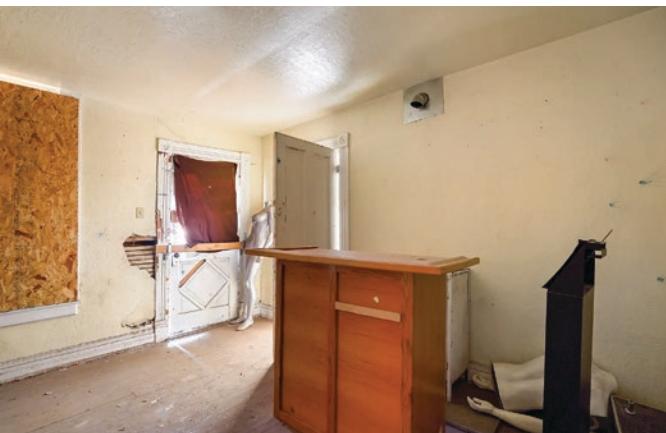
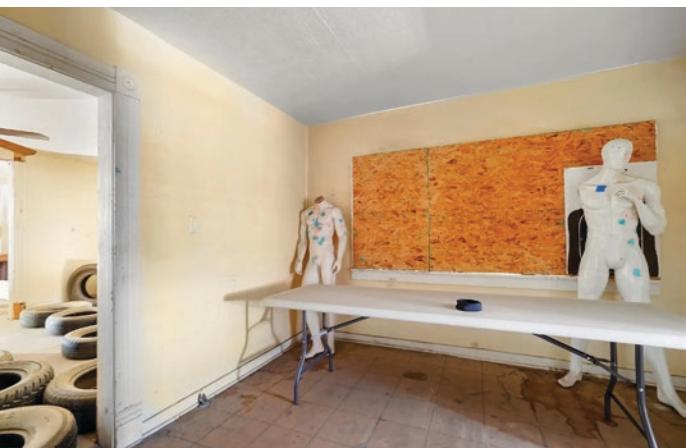
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AREA MAP

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DEMOGRAPHICS

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	1 Mile	3 Miles	5 Miles
Population	30,672	128,025	302,736
Median Household Income	\$40,654	\$50,907	\$53,415
Employees	26,160	107,044	249,844

**information from 2023*