

For Sale

Bite-Size Old Town Investment

VERSATILE MIXED-USE PROPERTY | EXCLUSIVE TRADE AREA



2021 Old Town Rd. NW | Albuquerque, NM 87104

NEQ Central Ave. & Rio Grande Blvd. NW



AVAILABLE

Building: ±3,478 SF
Land: ±0.08 Acres



SALE PRICE

\$725,000

- Located in the highly-sought-after Old Town trade area
- Positioned just steps from the plaza at the southern key entry point
- Access to Old Town public parking across the street

NA SunVista

got space™

John Algermissen, CCIM
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Genieve Posen
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505 998 1568

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BITE-SIZE OLD TOWN INVESTMENT

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SITE

AVAILABLE

Building: ±3,478 SF
Land: ±0.08 Acres

HIGHLIGHTS

- Located in the highly-sought-after Old Town trade area
- Positioned just steps from the plaza at the southern key entry point
- Access to Old Town public parking across the street
- A rare property with traditional Old Town style and timeless charm
- 3 retail/office units
- 1 apartment unit
- Fully-remodeled apartment unit with modern updates and beautiful brick patio
- Suites A and B are vacant
- Short-term leases in place on Suites C and D
- Well-maintained property with recent upgrades

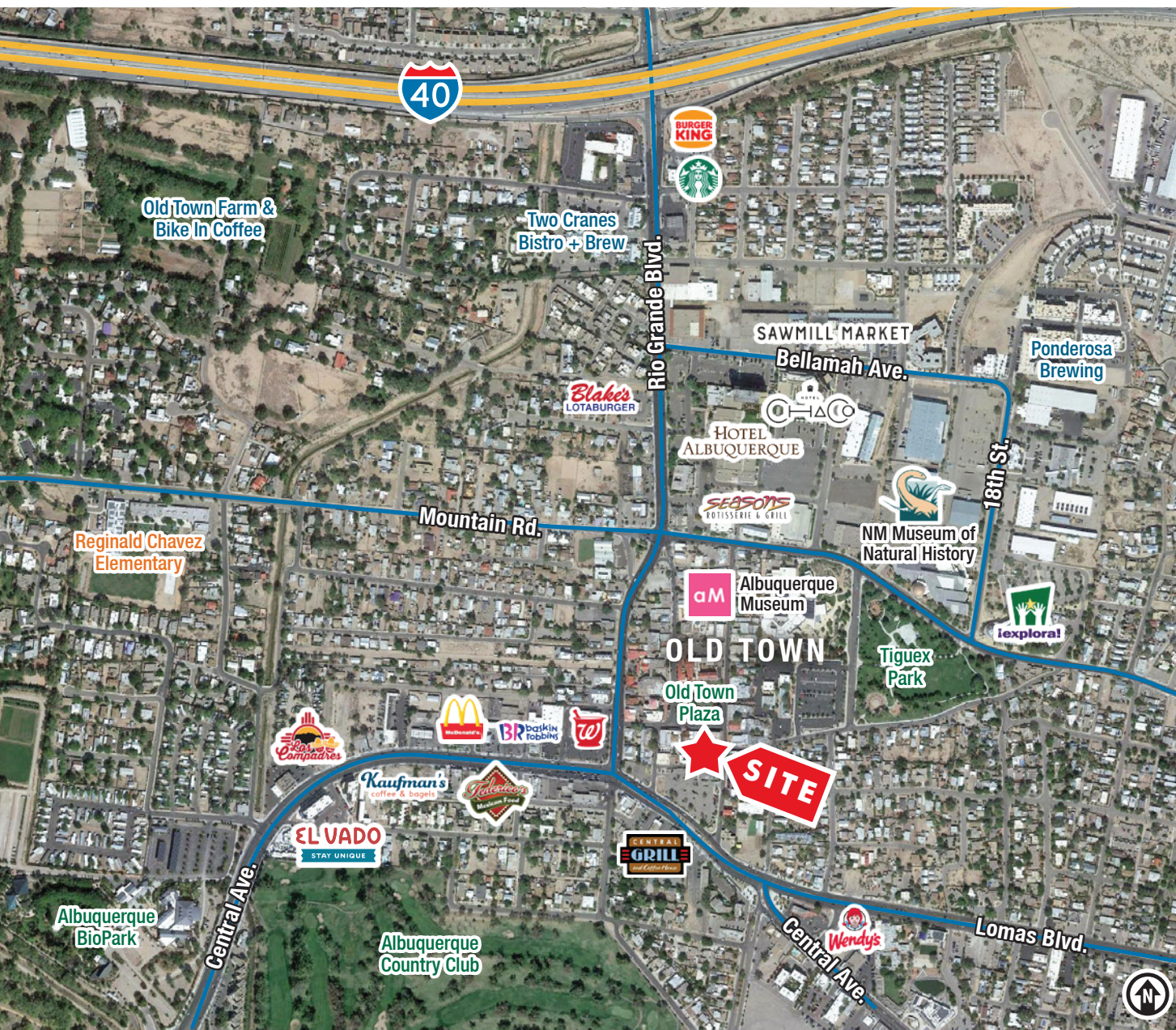
IDO ZONING

- [MX-T](#) 

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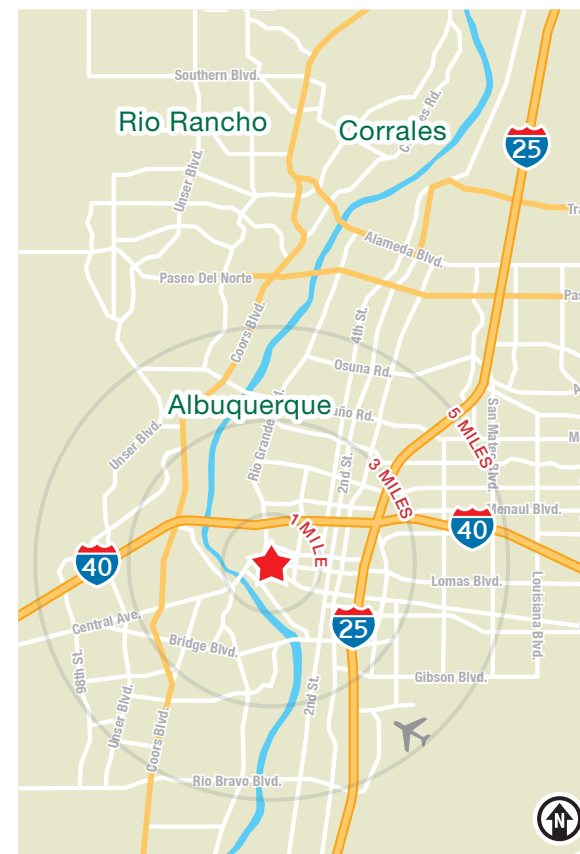


LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	10,207	95,841	246,776
Average HH Income	\$88,088	\$74,649	\$82,589
Daytime Employment	8,752	87,765	158,684

2024 Forecasted by Esri

HUB Zone [MORE INFO](#)



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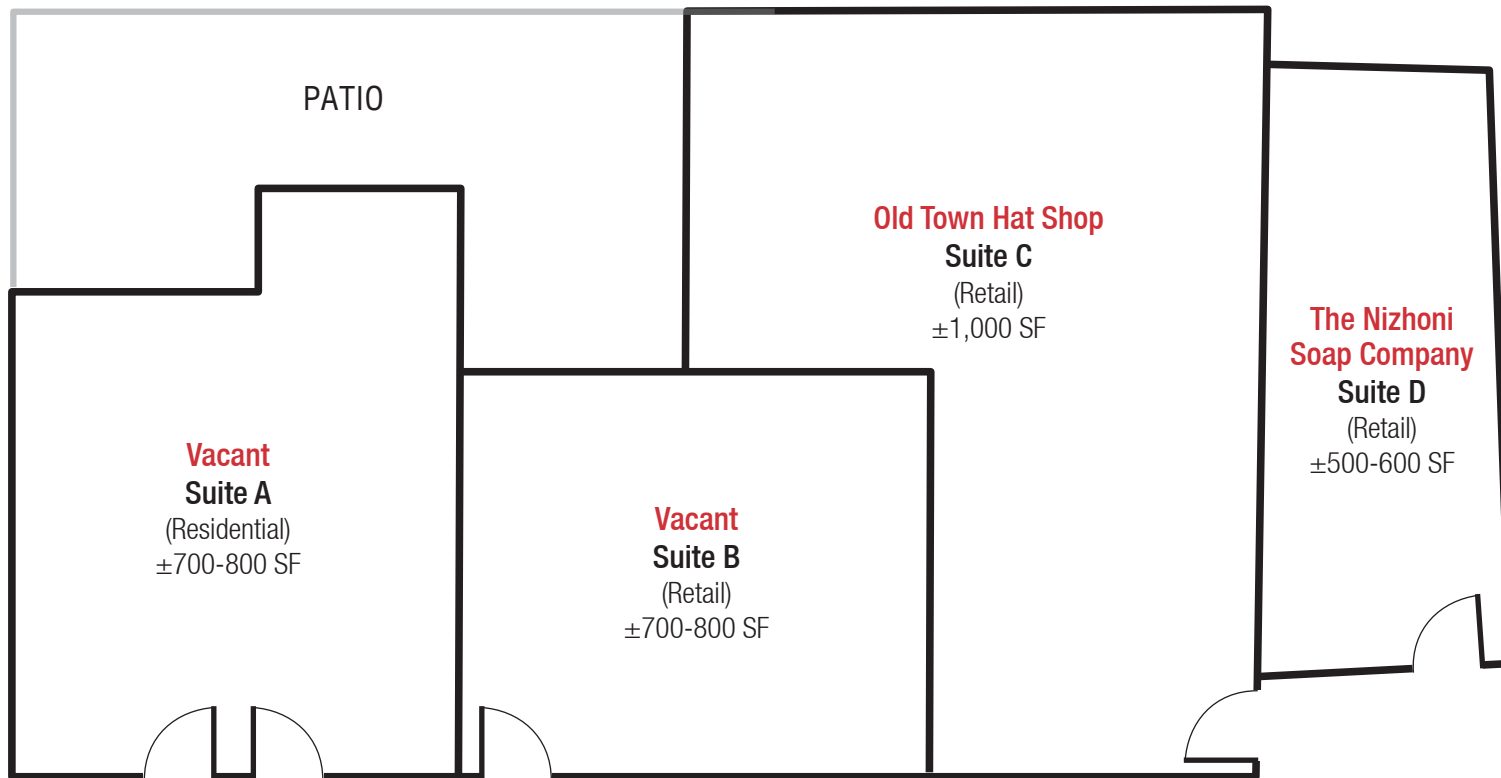
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FLOOR PLAN

±3,478 SF

Floor plan not to scale.

**Vacant
Suite A**
(Residential)
±700-800 SF

**Vacant
Suite B**
(Retail)
±700-800 SF

**Old Town Hat Shop
Suite C**
(Retail)
±1,000 SF

**The Nizhoni
Soap Company
Suite D**
(Retail)
±500-600 SF

Old Town Rd.



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HISTORIC OLD TOWN | ALBUQUERQUE

Old Town was Albuquerque's first neighborhood. More than 300 years after its founding, it remains a center for culture, architecture, shopping, art and cuisine.

Old Town was established in 1706, when a group of Spanish families settled here, not far from the Rio Grande. The settlers organized their new town in the traditional Spanish colonial way, with a central plaza anchored by a church.

When the original adobe church collapsed after the long, rainy summer of 1792, the townspeople rebuilt, and in 1793 the San Felipe de Neri Church was completed. Today this adobe church, with walls that are five feet thick, is the oldest in Albuquerque; its white towers mark Old Town from a distance. San Felipe de Neri remains a functioning Catholic church. As you wander around the neighborhood, you may see couples posing for wedding pictures in the plaza's gazebo.

Most of the architecture in Old Town is adobe, in the Pueblo-Spanish style. These traditional buildings have flat roofs and stuccoed walls with rounded edges, and their ceilings are supported with heavy wooden beams called vigas. The arrival of the railroad in 1880 brought new architectural styles, and you will find numerous Victorian buildings that house shops, offices and bed and breakfasts. Despite centuries of change, Old Town has retained its charming, walkable character.



Historic Old Town has been the heart of Albuquerque since the city was founded. Today, with 1.5 million visitors annually, Old Town is the city's cultural center with numerous museums, shops, galleries and restaurants.

Founded In
1706
by Governor
Francisco
Cuervo y Valdez

More than
100
Shops &
Galleries

There are
6
Museums
In Old Town

There are
11
Restaurants
In Old Town

Source: visitalbuquerque.org and albuquerqueoldtown.com



The information contained is believed reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projection, opinion, assumption or estimated uses are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on many factors which should be evaluated by your tax, financial, and legal counsel. You and your counsel should conduct a careful independent investigation of the property to determine that it is suitable to your needs.

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