



Colliers

# For Sale

1913 Lomas Blvd NW  
Albuquerque, NM 87104

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Colliers | New Mexico-El Paso  
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# Property Profile

## Details

Sale Price	\$640,000
Price PSF	\$400.00 PSF
Space Available	± 1,600 SF Office: ± 1,000 SF Airbnb/VRBO: ± 600 SF
Lot Size	0.25 Acres
Submarket	Old Town
Zoning	PD (Planned Development)

## Office

- Beautiful, Southwest professional office
- Currently leased month-to-month: \$1,596.50 Modified Gross

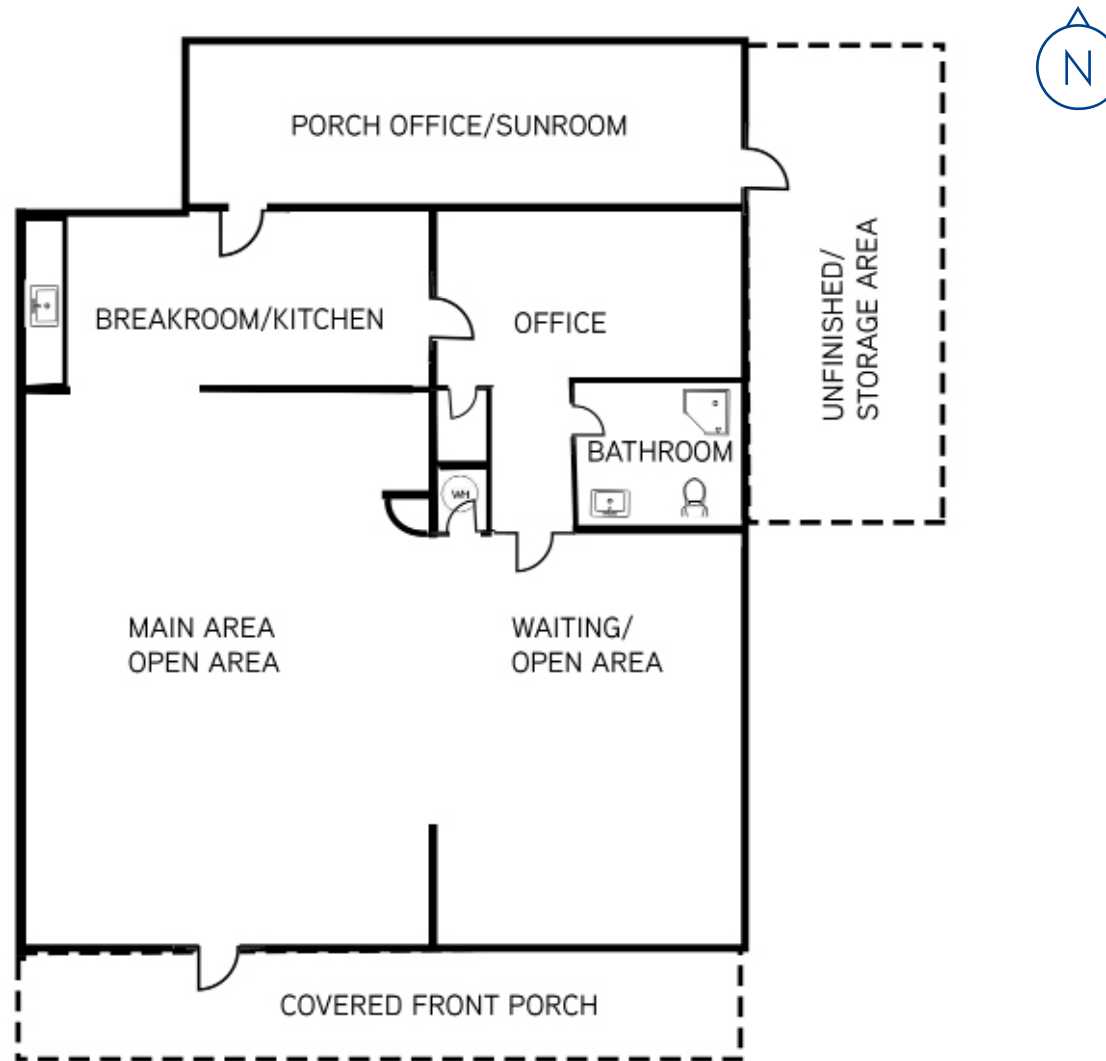
## Airbnb/VRBO | Casa de San Pasquale

- Restored adobe house from mid-1800's
- 3-Room casita
- Central air
- Currently obtains below market rate of \$120 per night
- Airbnb and VRBO links

## Property Highlights

- Secured parking area — 4 parking spaces gated plus 1 on Lomas
- Completely remodeled with new electric, roof, tankless water heater, and HVAC system
- Wood floors, fireplace, adobe accents, plaster walls — tons of character and charm
- Beautiful outdoor brick patio areas
- Lots of natural light
- Two separate entrances signage available
- Walking distance to Old Town Plaza, restaurants, parks, and museums, schools
- Main access off San Pasquale Ave

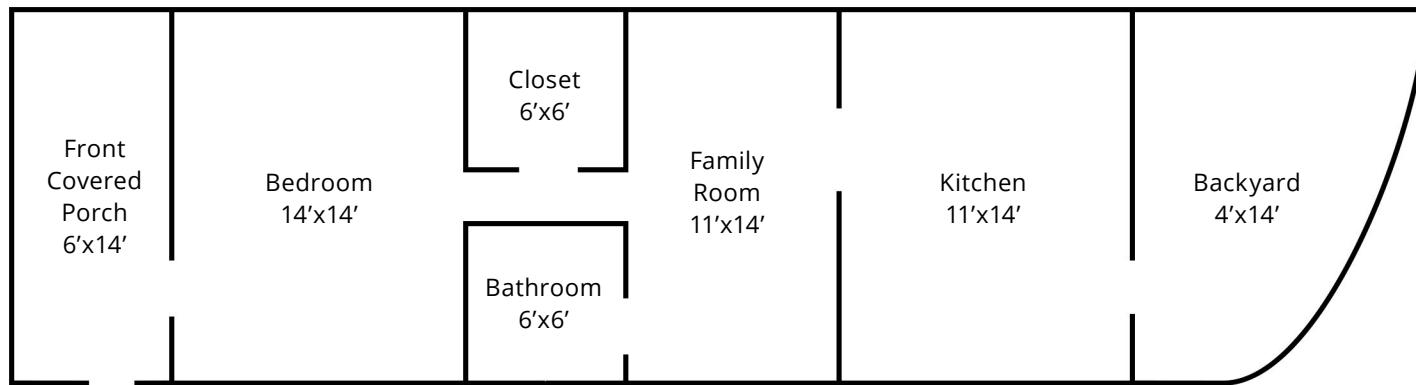
# Office Floor Plan



\* NOT TO SCALE

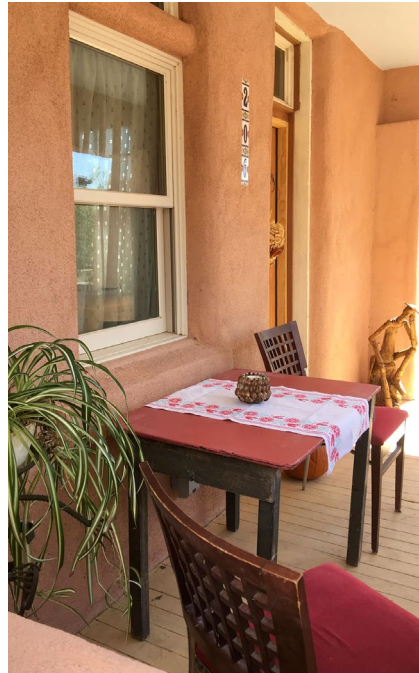
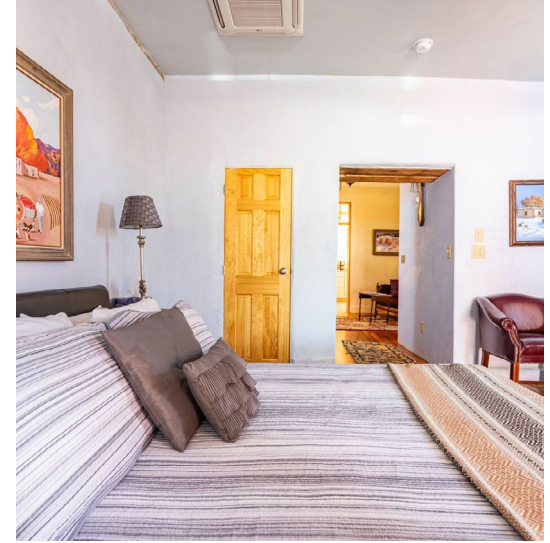
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# Airbnb/VRBO Floor Plan



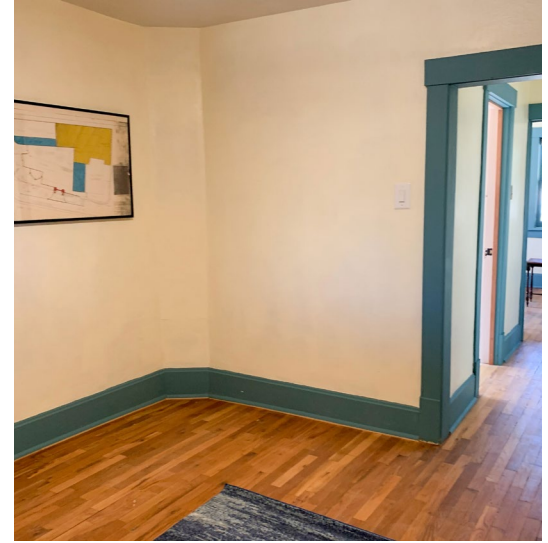
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# Property Gallery



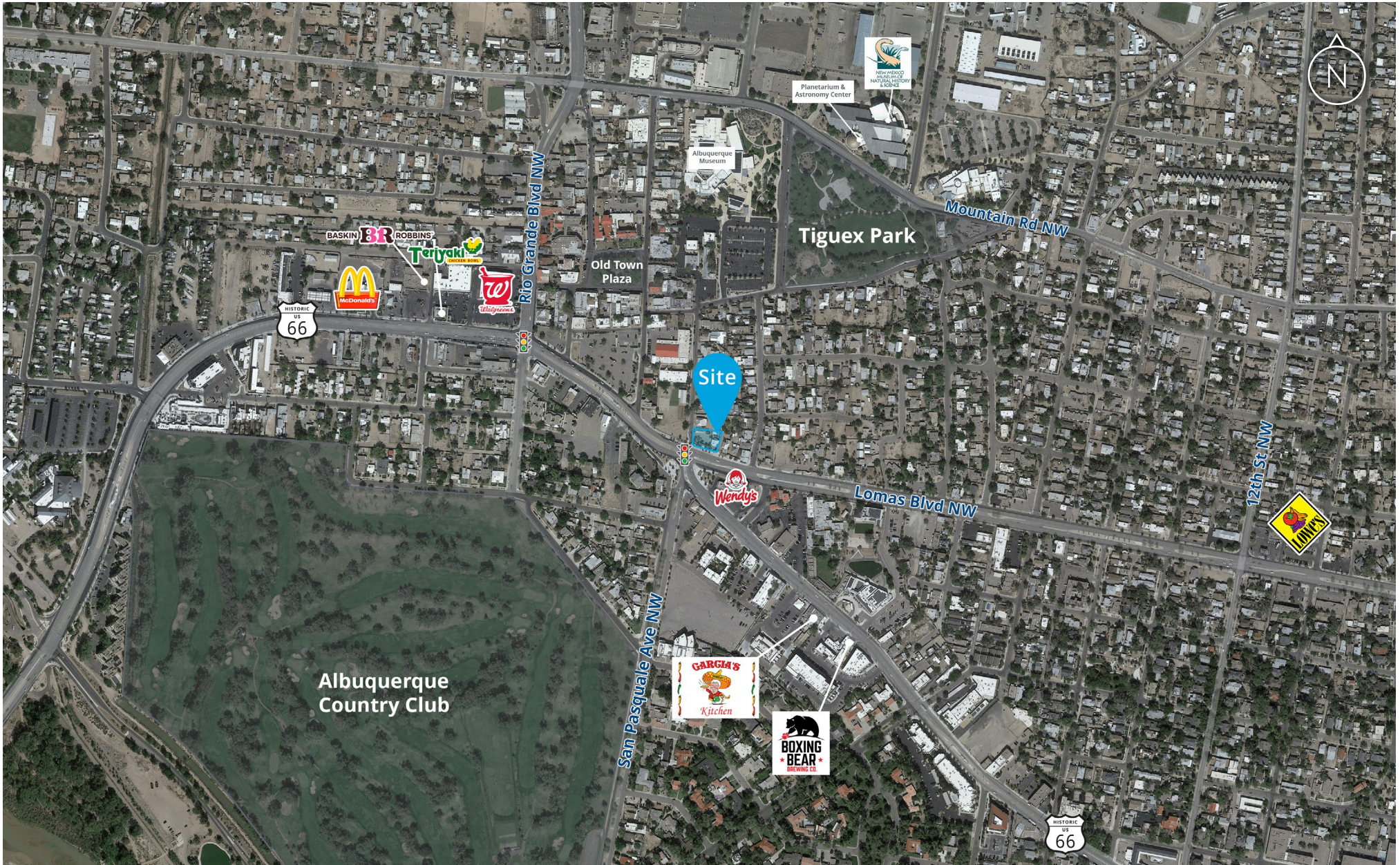
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# Property Gallery



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# Trade Area Aerial



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# Intersection Aerial







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