

6410 Gibson Blvd SE Flyer

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Kimberly Boucher

E: kimboucherrealtor@gmail.com

O: [505-298-9999](tel:505-298-9999)

**RE/MAX ALLIANCE REALTORS,
Commercial Division**

9577 Osuna Rd NE, Suite B
Albuquerque, NM 87111

Active

6410 Gibson Blvd SE

6410 Gibson Blvd SE, Albuquerque, NM 87108



Overview

For Sale: Prime Commercial Property on Gibson Blvd SE

10% PRICE REDUCTION!!!

Discover an excellent opportunity to own 6410 Gibson Blvd SE, Albuquerque, NM 87108. This commercial property sits on a 1-acre lot with a 3,254 sq. ft. building, originally constructed in 1988 as a bank.

The original bank vault is still in place. Zoned for commercial use, the property is currently designated as MX-L zoning, making it ideal for financial institutions, office spaces, light manufacturing or a variety of other uses including redevelopment opportunities. Please see the attached allowable uses for MX-L in Albuquerque. It is currently being used as a cleanroom laboratory space for light manufacturing and testing. The building has 3 phase Power to accommodate most other uses. The bank vault still has the majority of the safety deposit boxes with the keys.

Strategically located in a high-traffic area, this property offers excellent visibility and accessibility. Don't miss this chance to own a versatile commercial space in Albuquerque!

For more details or to schedule a viewing, contact us today.

Building Highlights:

- Size & Layout: 3,254 sq. ft. commercial building on a 1-acre lot.
- Year Built: 1988 – solid structure with potential for modernization.
- Zoning & Use: Designated for bank use, but suitable for various commercial purposes such as offices, retail, or service businesses.
- Parking & Accessibility: Ample space for parking and easy access from Gibson Blvd SE.

Area Highlights:

- High-Traffic Location: Gibson Blvd SE is a major commercial corridor with consistent vehicle and pedestrian activity.
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For Sale

Retail

Secondary Uses: Bank

Sale Price	\$639,888
Price Per SF	\$196.6/SF
Building Size	3,254 SF
Acres	1 ac
Zoning	MX-L
Zoning Description	Low Intensity
Year Built	1988
Parking Spaces	36
Submarket	Airport
Nearest MSA	Albuquerque
Tax ID Number	101805546051310720
Property Use Type	Vacant/Owner-User
Property Status	Existing
Nearest Interstate	I-25 & I-40
Nearest Airport	Albuquerque Sunport - 3.7 mi
Power Provider	City - PNM
Water Provider	City - Albuquerque Bernalillo County Water Utility Authority
Sewer Provider	City - Albuquerque Bernalillo County Water Utility Authority
Natural Gas Provider	City - NM Gas
County	Bernalillo
Created	2025-02-04
Updated	2025-04-09
Listing ID	1edbe074
Parcel APN	101805546051310720

Proximity to Key Locations: Close to Kirtland Air Force Base, Albuquerque International Support, and various medical and retail centers, making it ideal for businesses serving professionals, travelers, and residents.

- Surrounding Businesses: A mix of banks, retail stores, offices, and restaurants, providing strong business synergy.
- Development Potential: Albuquerque continues to grow, and this area is positioned for future commercial expansion and investment opportunities.

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