

FULLY EQUIPPED RESTAURANT FOR SALE OR LEASE

2501 4th Street NW | ALBUQUERQUE, NM 87107

Located Near Downtown
Just South of Menaul on Fourht Street





REMI HUYNH | (505) 440-7168 | remi@mcrnm.com
CLAY AZAR, CCIM | (505) 480-9777 | clay@mcrnm.com
(505) 858-1444 | 7410 Montgomery Blvd. NE, Suite 205 | Albuquerque, NM 87109

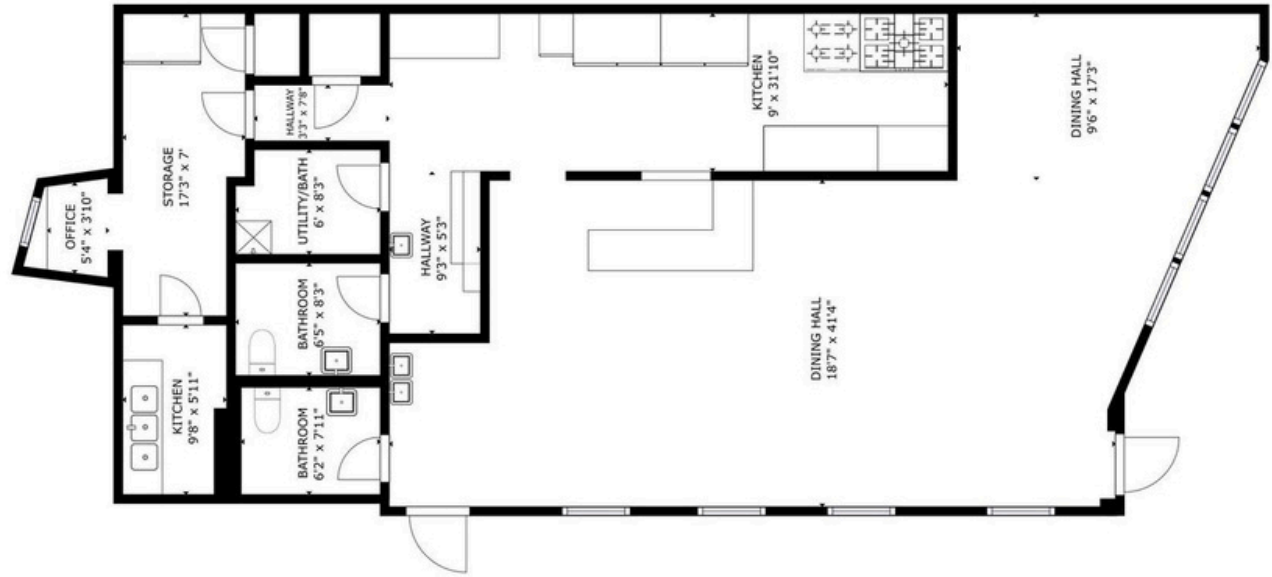
Metro Commercial
REALTY. INC.

FULLY EQUIPPED RESTAURANT FOR LEASE

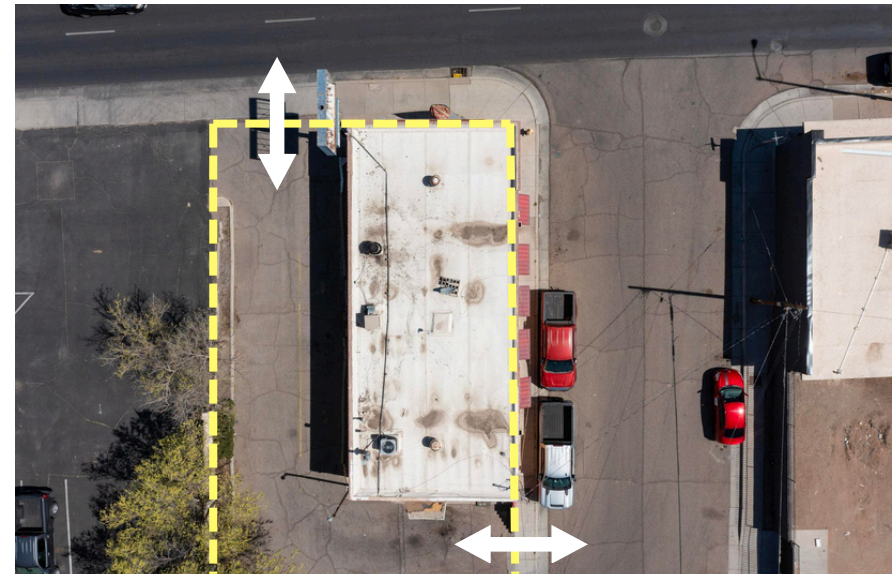
2501 4th Street NW | ALBUQUERQUE, NM 87107

Property Highlights:

- 1,774 +/- sf
- 0.23 +/- AC
- High visibility
- Large monument sign visible from I-40
- Near downtown CBD
- Restaurant infrastructure in place:
 - Arvesta grill on SS table
 - Vent-a-hood w/fire ext. system
 - Fryers / baskets
 - SS Tables / Sinks
 - SS cooling unit w/cutting board
 - Upright freezer & chest freezer
 - FF&E
- MX-M (Mixed-Use Moderate Intensity Zone) 
- [Virtual tour](#) 
- FOR LEASE: **\$19.50 PSF/yr NNN**
- FOR SALE: **\$349,000**



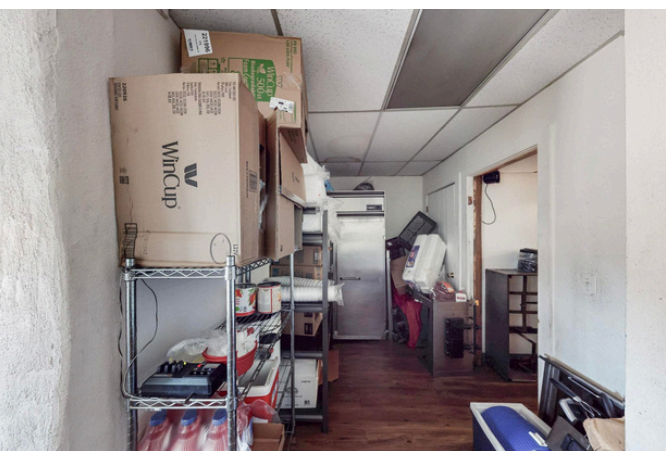
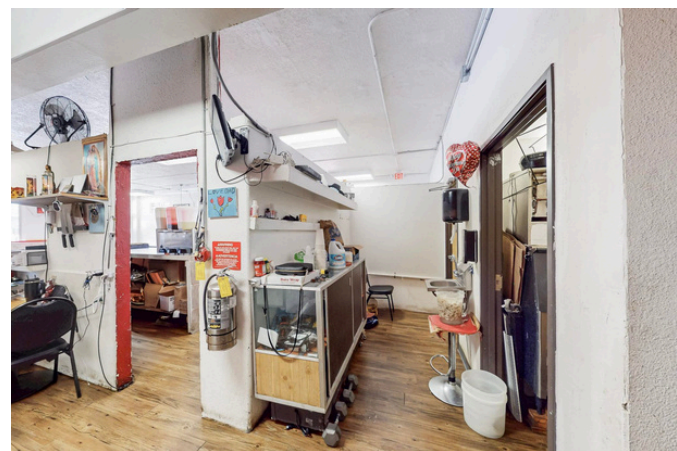
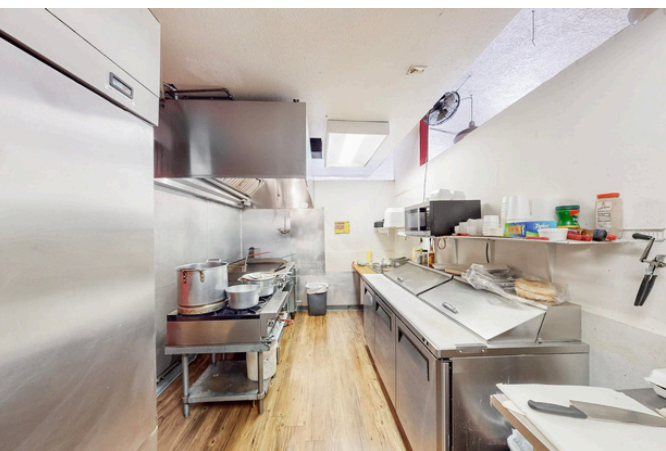
The information herein has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used 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 tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.





REMI HUYNH | (505) 440-7168 | remi@mcrcnm.com
 CLAY AZAR, CCIM | (505) 480-9777 | clay@mcrcnm.com
 (505) 858-1444 | 7410 Montgomery Blvd. NE, Suite 205 | Albuquerque, NM 87109

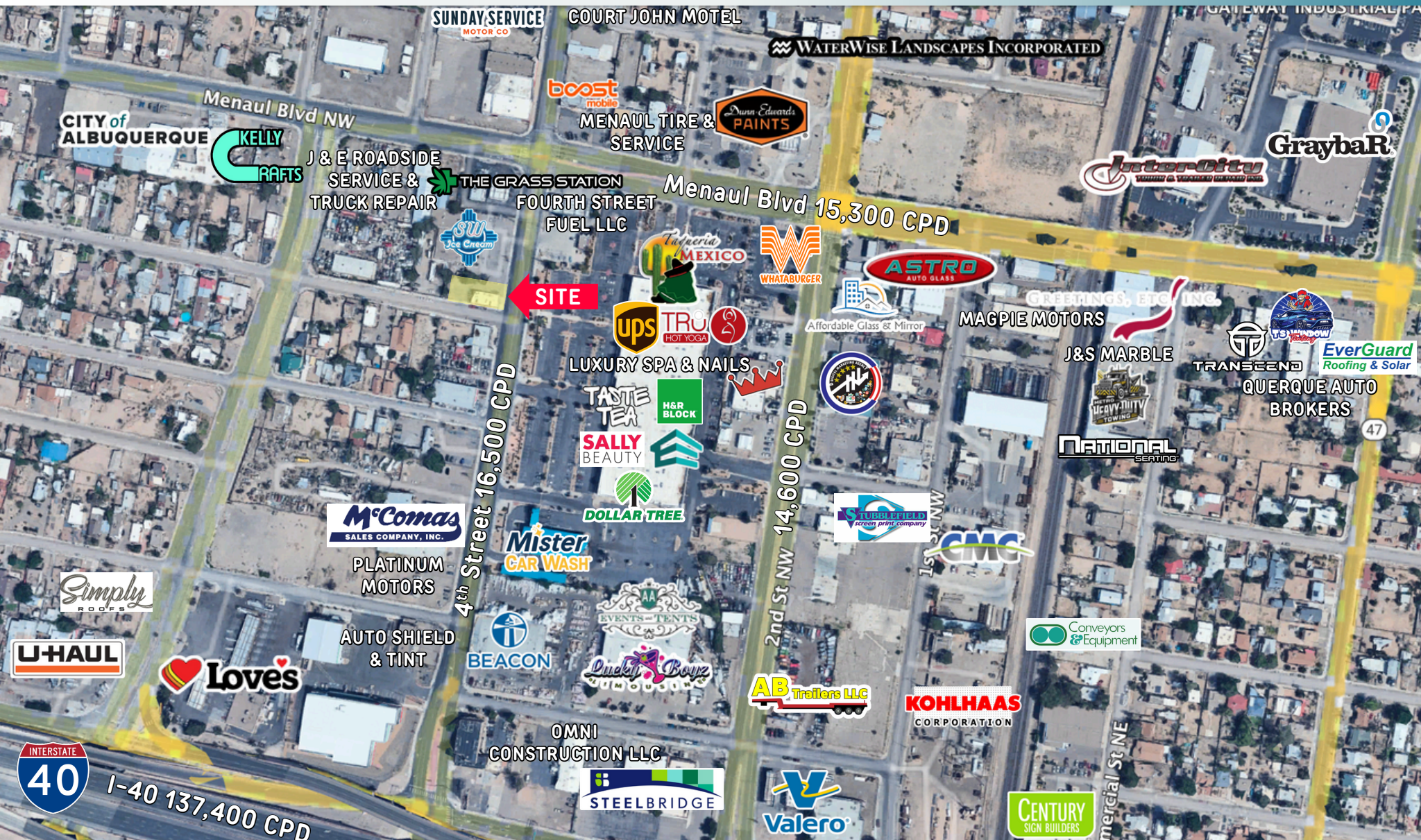
Metro Commercial
 REALTY. INC.



REMI HUYNH | (505) 440-7168 | remi@mcrcnm.com
 CLAY AZAR, CCIM | (505) 480-9777 | clay@mcrcnm.com
 (505) 858-1444 | 7410 Montgomery Blvd. NE, Suite 205 | Albuquerque, NM 87109



TRADE AREA



REMI HUYNH | (505) 440-7168 | remi@mcrrnm.com
CLAY AZAR, CCIM | (505) 480-9777 | clay@mcrrnm.com
(505) 858-1444 | 7410 Montgomery Blvd. NE, Suite 205 | Albuquerque, NM 87109

Metro Commercial

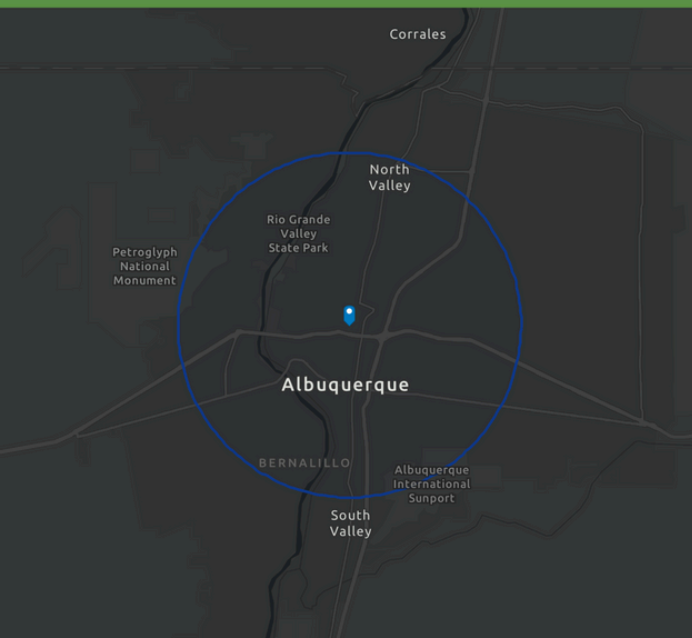
REALTY, INC.

DEMOGRAPHICS

DEMOGRAPHIC PROFILE

2501 4th St NW, Albuquerque, New Mexico, 87102

Ring of 5 miles

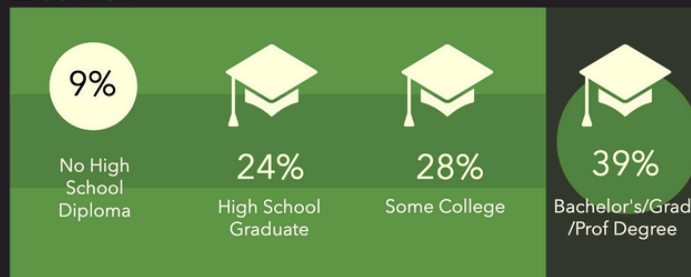


This infographic contains data provided by Esri.
The vintage of the data is 2020, 2025.
© 2021 Esri

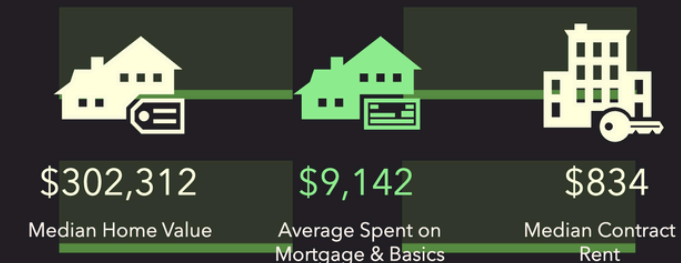
KEY FACTS



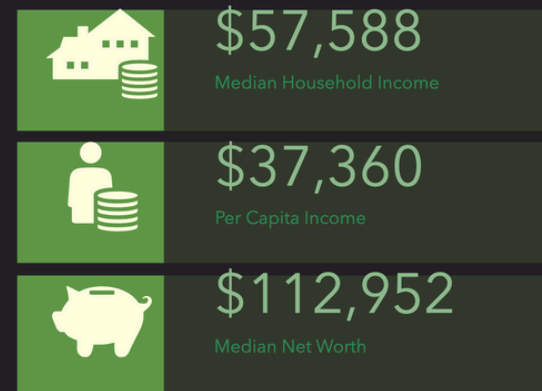
EDUCATION



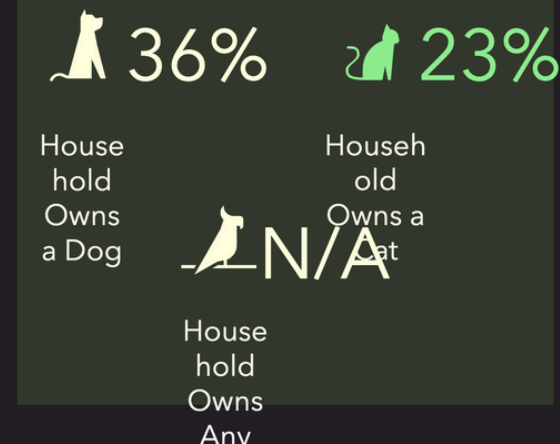
HOUSING STATS



INCOME



PETS



REMI HUYNH | (505) 440-7168 | remi@mcrcnm.com
 CLAY AZAR, CCIM | (505) 480-9777 | clay@mcrcnm.com
 (505) 858-1444 | 7410 Montgomery Blvd. NE, Suite 205 | Albuquerque, NM 87109

