

For Sale

Turn-Key Restaurant with Drive-up

LOCATED ALONG HIGH-TRAFFIC CORRIDOR IN SE HEIGHTS

11301 Central Ave. NE | Albuquerque, NM 87123

NWQ Central Ave. & Juan Tabo Blvd. NE



AVAILABLE

Building: $\pm 4,080$ SF
Land: ± 0.51 Acres



SALE PRICE

\$800,000

- Built-out Southeast Heights restaurant/commissary with FF&E included
- Drive-up window with pick-up lane
- Positioned on a hard-corner lot with $\pm 28,290$ cars passing per day

NAI SunVista] **Got Space™**

John Algermissen CCIM

johna@sunvista.com

505 998 5734

Genieve Posen

genieve@sunvista.com

505 998 1568

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HIGHLIGHTS

- Turn-key, built-out restaurant/commissary
- FF&E included
- Drive-up window with pick-up lane
- Multiple kitchens and prep spaces
- Dining room and patio
- Multiple operator/management offices
- BBQ pit with the capacity to smoke 1,500 pounds of meat at one time
- Fenced yard with patio/storage potential

KITCHEN SPECS

- Grease hood #1: 20' x 4.3'
- Grease hood #2: 9.8' x 4.2'
- Steam hood: 11' x 4'
- Walk-in fridge: 9' x 20'
- Walk-in freezer: 9' x 20'
- BBQ pit: 15' x 5'

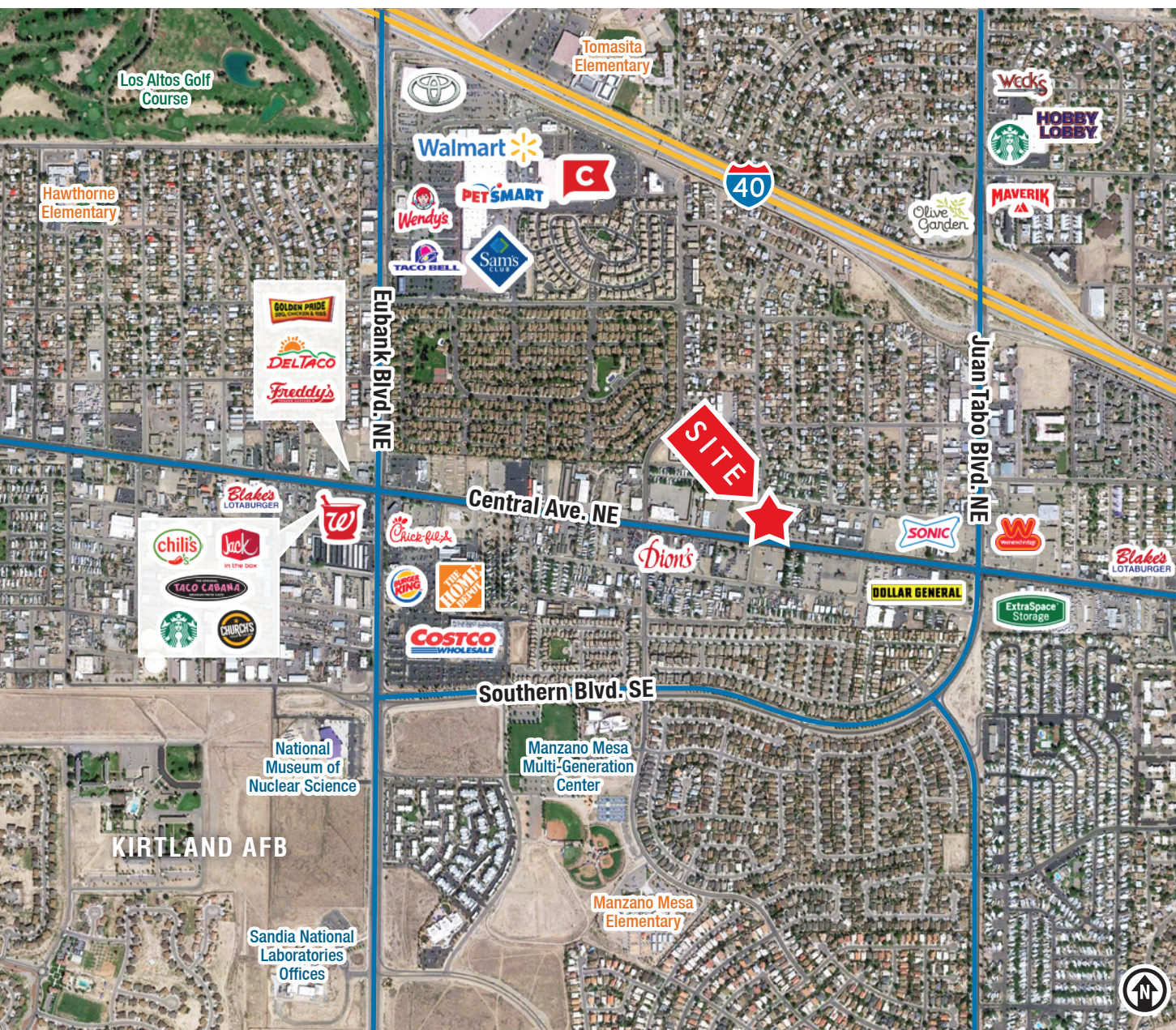
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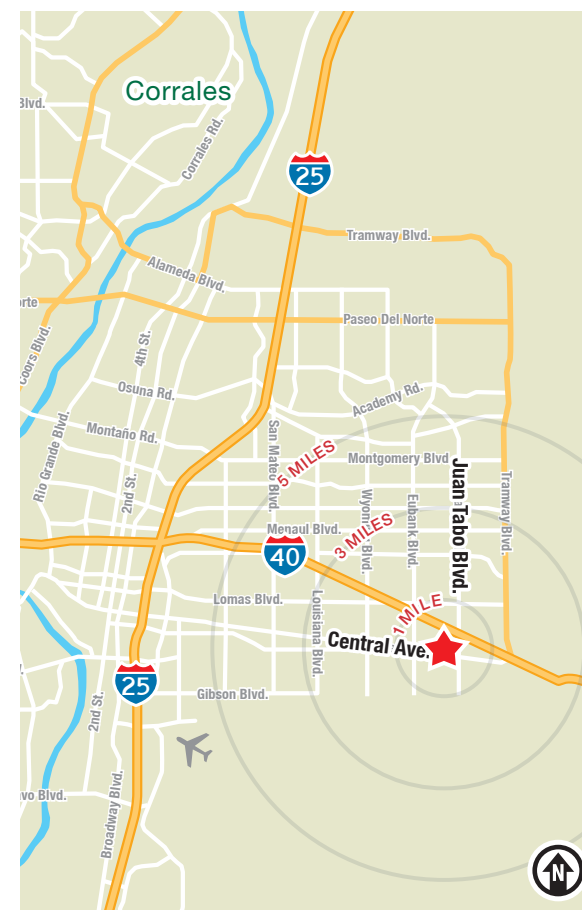
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LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	19,491	106,797	199,814
Average HH Income	\$76,794	\$82,099	\$88,105
Daytime Employment	7,727	35,853	84,743

2023 Forecasted by Esri



NAI SunVista

505 878 0001 | sunvista.com |
2424 Louisiana Blvd. NE | Suite 100 | Albuquerque, NM 87110

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PATIO

