FAITHE
REAL ESTATE TEAM

PRIME COMMERCIAL OPPORTUNITY

SAN MATEO BLVD SE | ALBUQUERQUE, NM



1,898 SF
Versatile Freestanding Commercial Building

0.15 AC
Lot Size

±10
On-Site Parking Spaces

50 FT
Frontage on San Mateo Blvd SE

MX-L
Mixed Use-Light Zoning

±16,000 VPD
Reported Corridor Traffic

PROPERTY HIGHLIGHTS

- ✓ Existing Commercial Kitchen Hood
- ✓ Two Restrooms
- ✓ Small Fenced Outdoor Area
- ✓ Rooftop Signage Potential
- ✓ Gas Heating & Multiple Cooling Units
- ✓ Flexible Single-Story Layout

IDEAL FOR

Restaurant, Café, Bakery, Retail, Boutique, Professional Services, or Neighborhood-Serving Businesses.

LOCATION ADVANTAGE

Prime exposure along San Mateo Blvd, near Nob Hill, UNM, Gibson Blvd, and established residential & retail corridors.

SALES PRICE
$249,000

LEASE OPTION
$1,700 / MONTH
GROSS MODIFIED

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