

SALE

2104 Charlevoix St. NW
2104 CHARLEVOIX ST. NW
Albuquerque, NM 87104

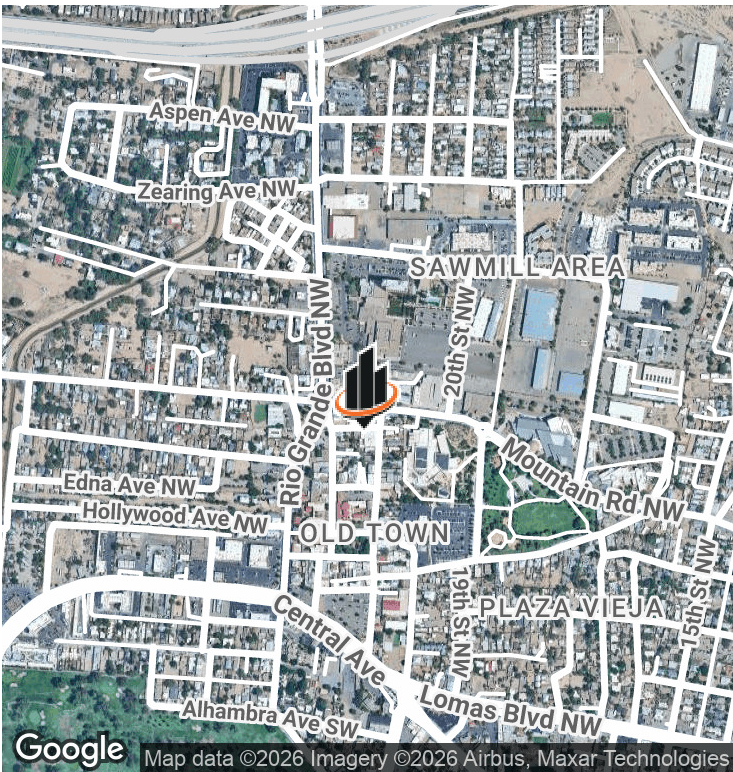
PRESENTED BY:

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NM #9117

FOR SALE



PROPERTY SUMMARY



SALE PRICE	\$1,000,000
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OFFERING SUMMARY

BUILDING SIZE:	2,481 SF
LOT SIZE:	0.06 Acres
PRICE / SF:	\$403.06
ZONING:	MX-T
MARKET:	Albuquerque
SUBMARKET:	Old Town

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PROPERTY OVERVIEW

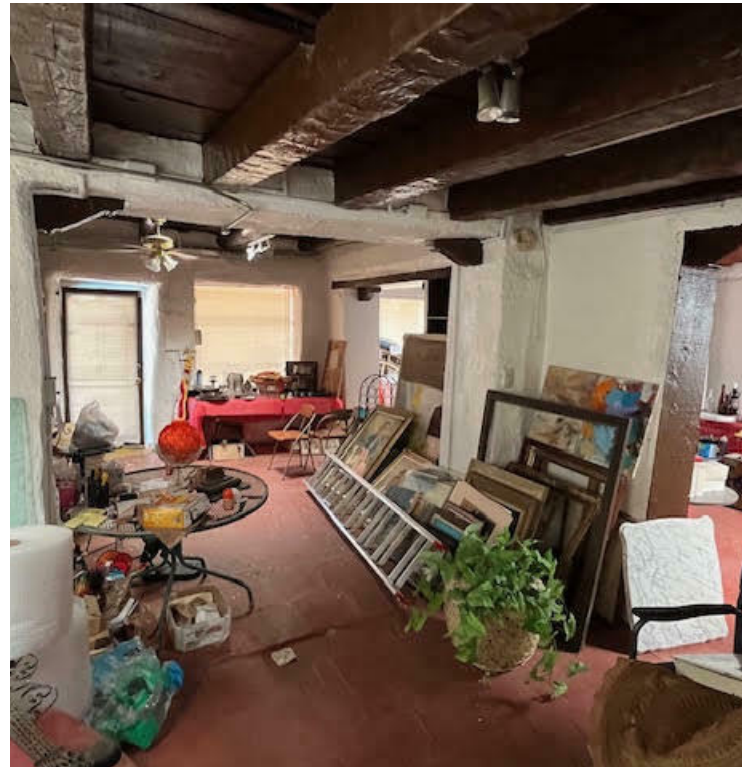
Presenting a captivating retail investment opportunity at 2104 Charlevoix St. NW, Albuquerque, NM, 87104. This historic 2,481 SF building zoned MX-T, offers a unique and charming canvas for retail or street retail investors, boasting a functional layout. With its prime location in Old Town and proximity to amenities, this property holds tremendous potential for a successful retail venture in the vibrant Albuquerque area.

Once home to Alfredo's Coffee House, this unassuming address likely served as a cozy refuge for locals and visitors alike. The smell of brewed beans may be gone, but the echoes of laughter and late-morning changes still linger in the spirit of the place.

PROPERTY HIGHLIGHTS

- Great location in Old Town
- Functional building layout
- Near many amenities

ADDITIONAL PHOTOS



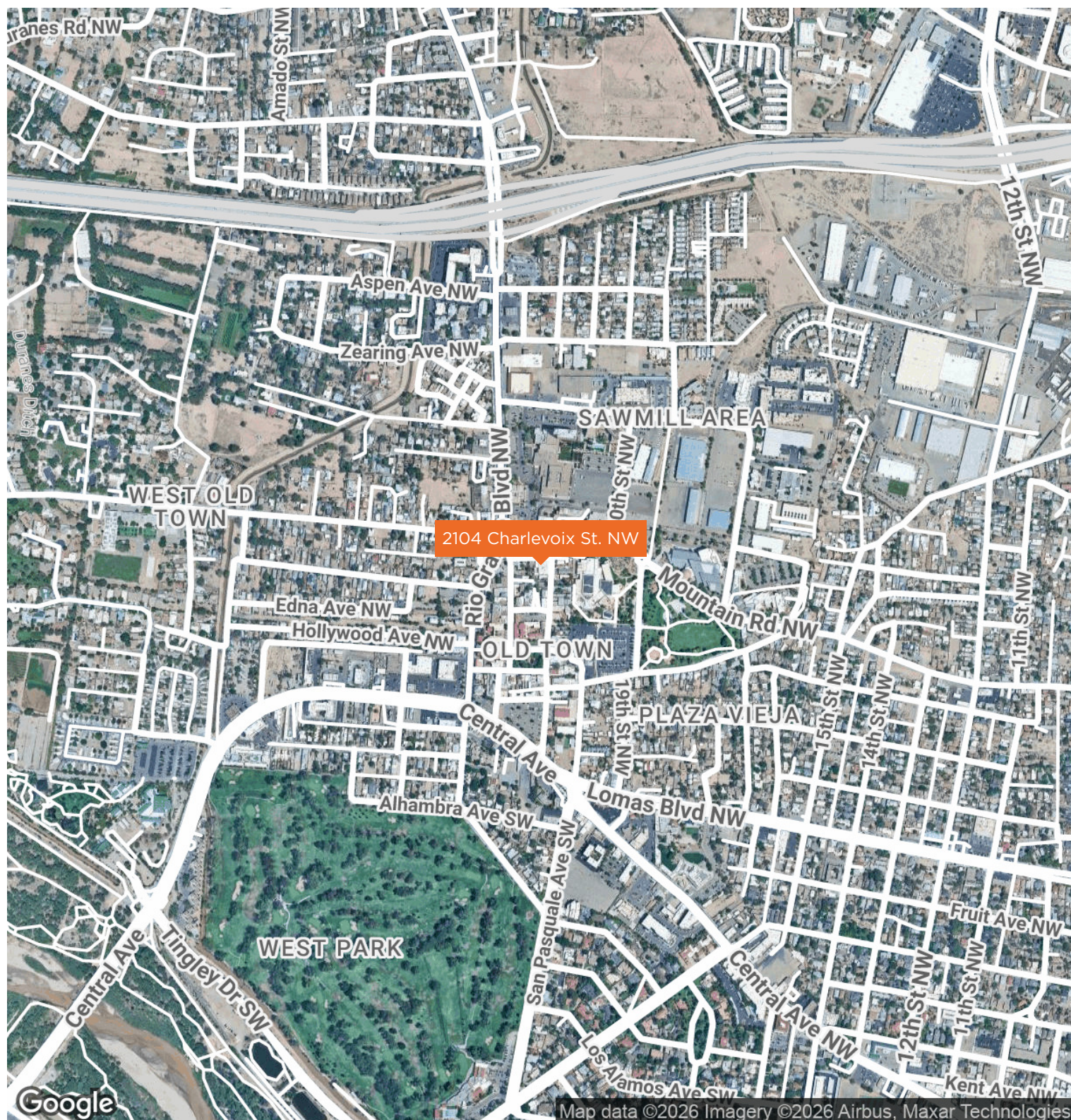
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LOCATION MAP



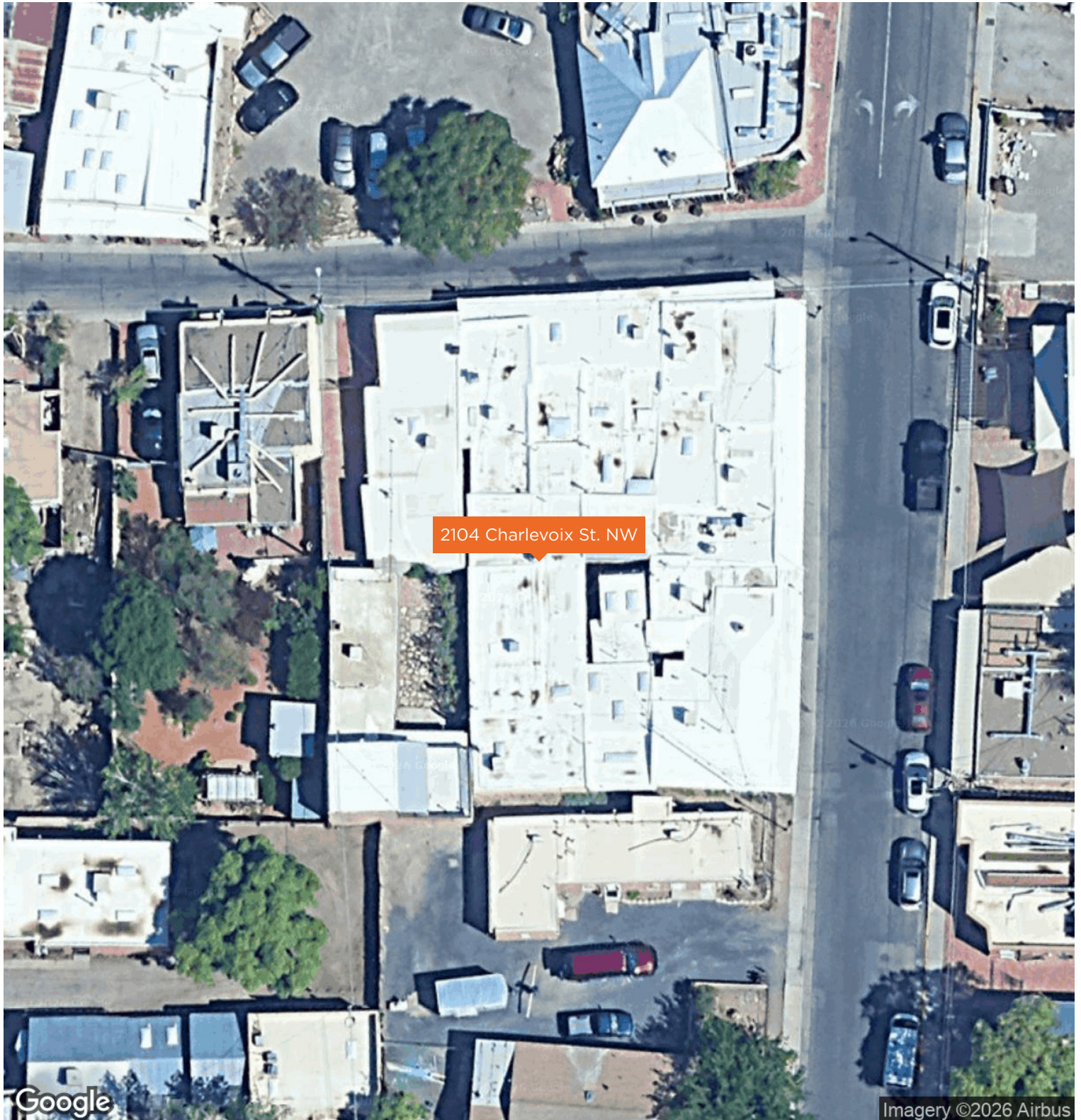
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AERIAL MAP



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