

Turn Key Child Care Facility

1503 6th St NW | Albuquerque, NM 87102



**KING
CAPITAL**
COMMERCIAL REAL ESTATE

For Sale

Lia Armstrong
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Courtney Tinnin
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505-292-9607
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Property Details



Available
Building $\pm 1,700$ sf
Lot 0.29 Acres



Sale Price
See Broker



Zoning
R-1A



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This information has been obtained from sources believed reliable.
We have not verified it and make no guarantee about it.

Property Benefits

- **Turnkey child care facility** – Fully equipped with furniture, supplies, and playground equipment.
- **Long standing operation** – Successfully operated for 31 years.
- **Functional layout** – Features three restrooms, a full kitchen, and multiple classroom areas.
- **Outdoor amenities** – Large playground area surrounded by block walls, ideal for safe play and activities.
- **Central location** – Minutes from Downtown Albuquerque with easy access to I-40 and I-25.
- **Class Size** – Approved for 28 children



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Playground



Classroom



Full Kitchen



Front Classroom



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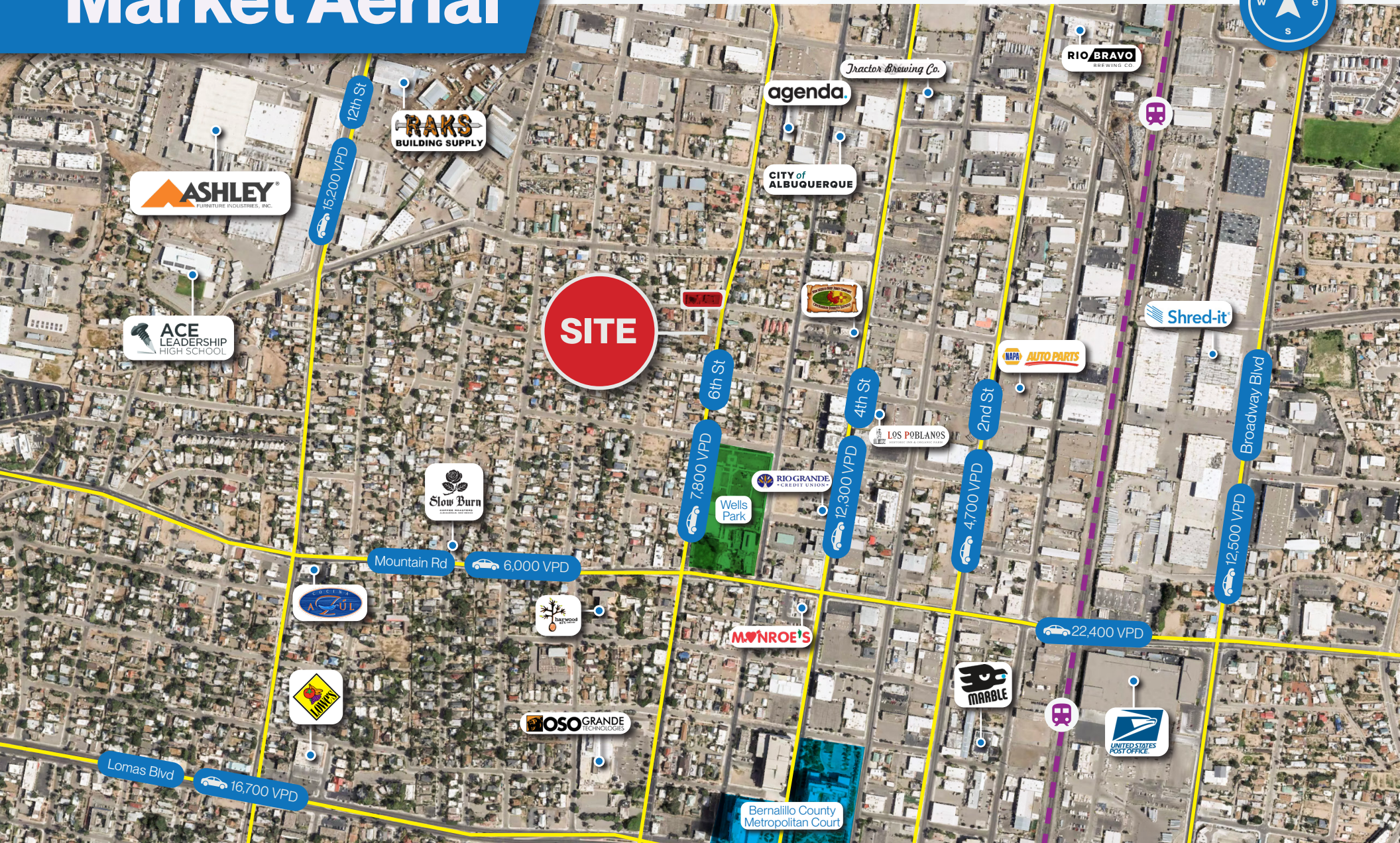
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Market Aerial



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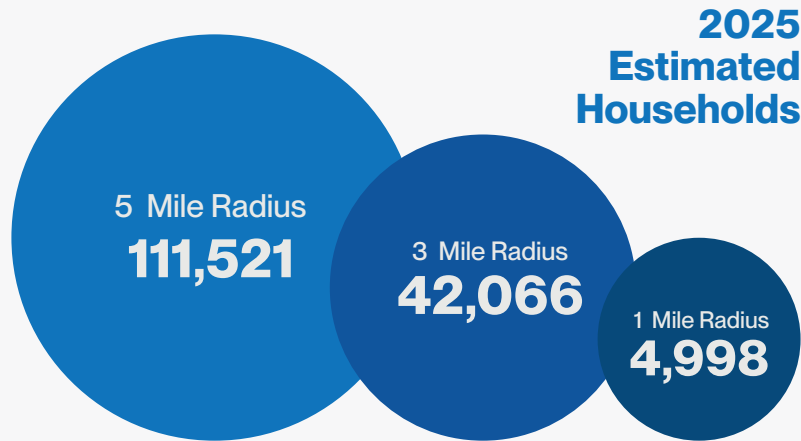
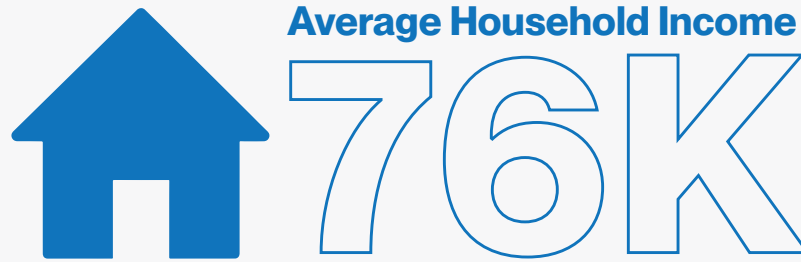
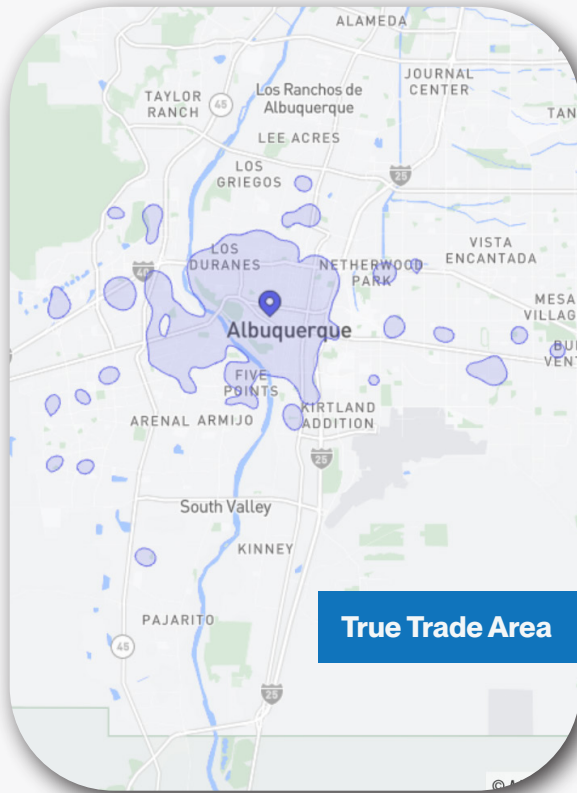
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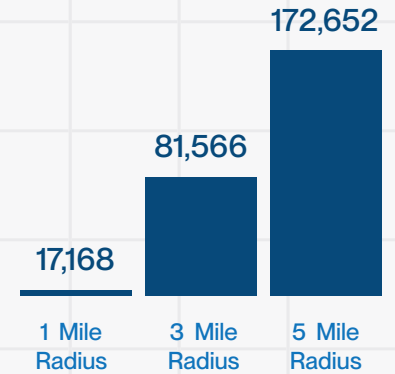


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Market Overview



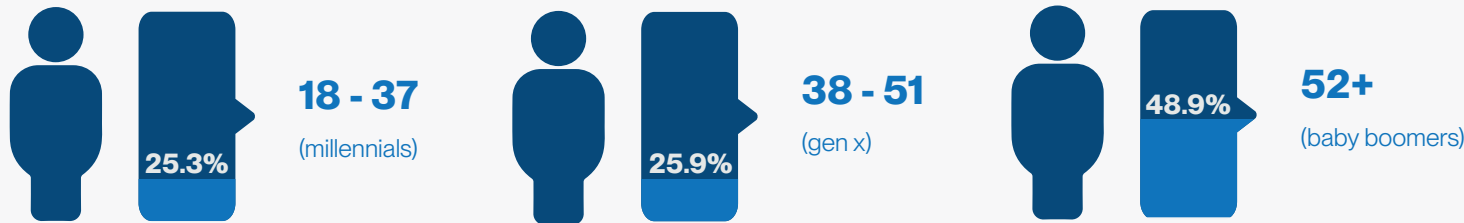
2025 Estimated Total Employees



2025 Estimated Total Businesses



Age



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