

**For Sale**



# Affordable 3-Building Church Campus

FAITH, FUNCTION, AND FUTURE VISION



**±27,036 SF on ±1.7 Ac.  
\$2,400,000 (\$88.77/SF)**

401 & 414 Charleston St. SE | Albuquerque, NM 87108

**NAISunVista** ] **Got Space™**

**Micah Gray**

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## PROPERTY

**SALE PRICE** \$2,400,000 (\$88.77/SF)  
**AVAILABLE**

3 Buildings:  $\pm 27,036$  SF  
2 Parcels of Land:  $\pm 1.7$  Acres

### 1 SANCTUARY

- $\pm 12,129$  SF
  - Main Level:  $\pm 7,778$  SF
  - 2nd Level:  $\pm 4,351$  SF
- 250-person occupancy
- Well-maintained roof
- Recently-replaced HVAC units
- Pitched ceiling
- 2nd floor seating
- Three offices and two nursery rooms
- Baptism tank
- AV equipment
- Remodeled restrooms
- New lighting

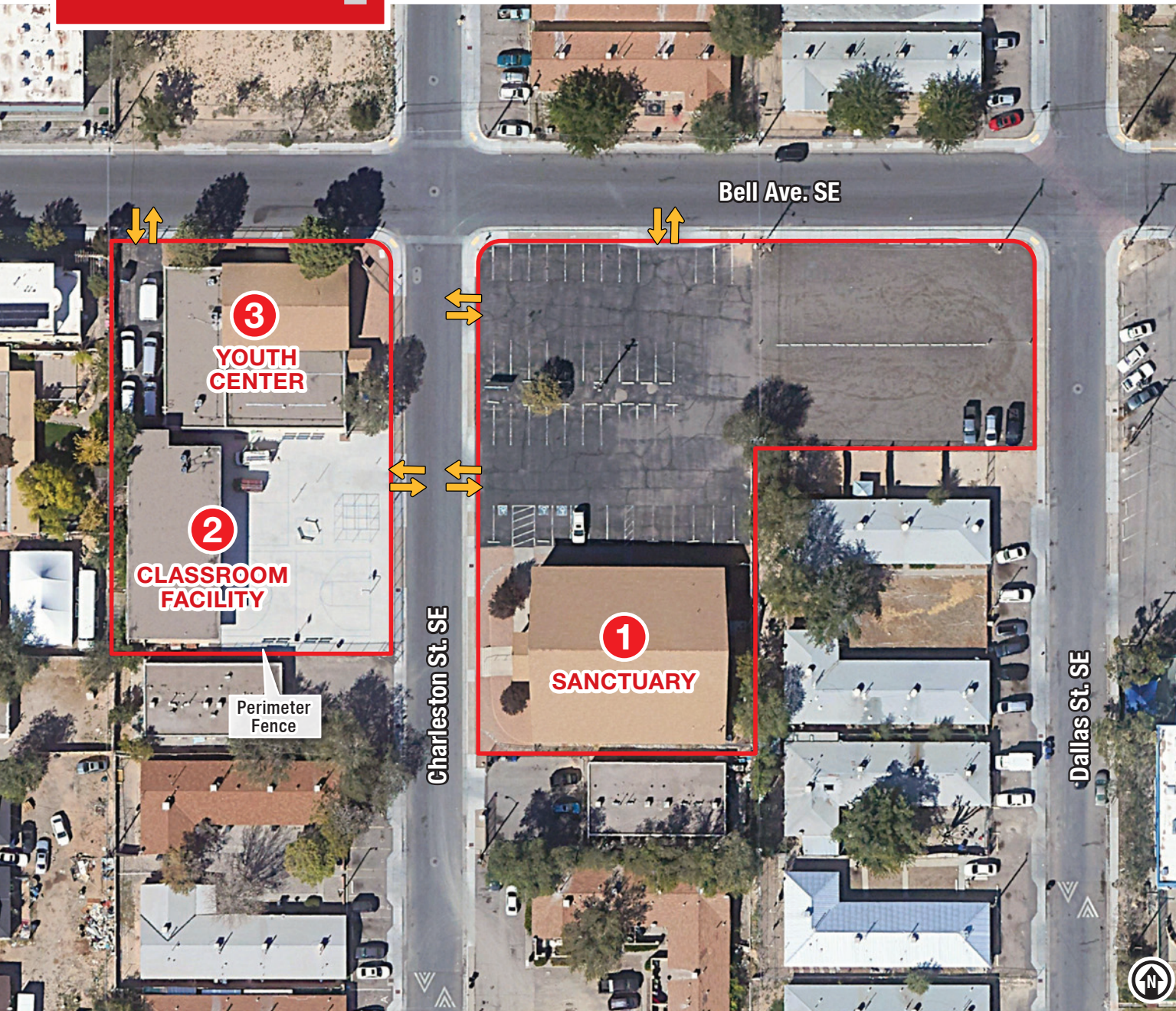
### 2 CLASSROOM FACILITY

- $\pm 7,689$  SF
- 2 stories
- 1st Floor: Four large classrooms and restrooms
- 2nd Floor: Two offices, and open work area/classrooms
- Gated playground
- Remodeled restrooms

### 3 YOUTH CENTER

- $\pm 7,218$  SF
- Large worship room
- 3 meeting rooms/classrooms
- 2 offices
- Remodeled restrooms

**ZONING** R-ML 

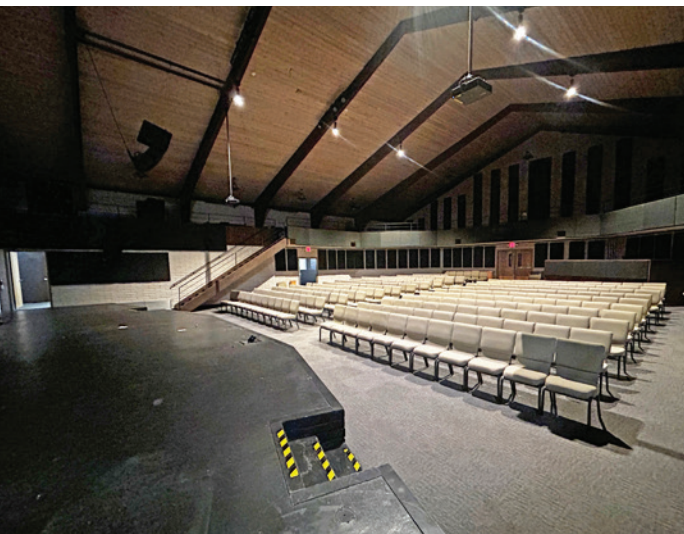


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**SANCTUARY**



**NAI SunVista**

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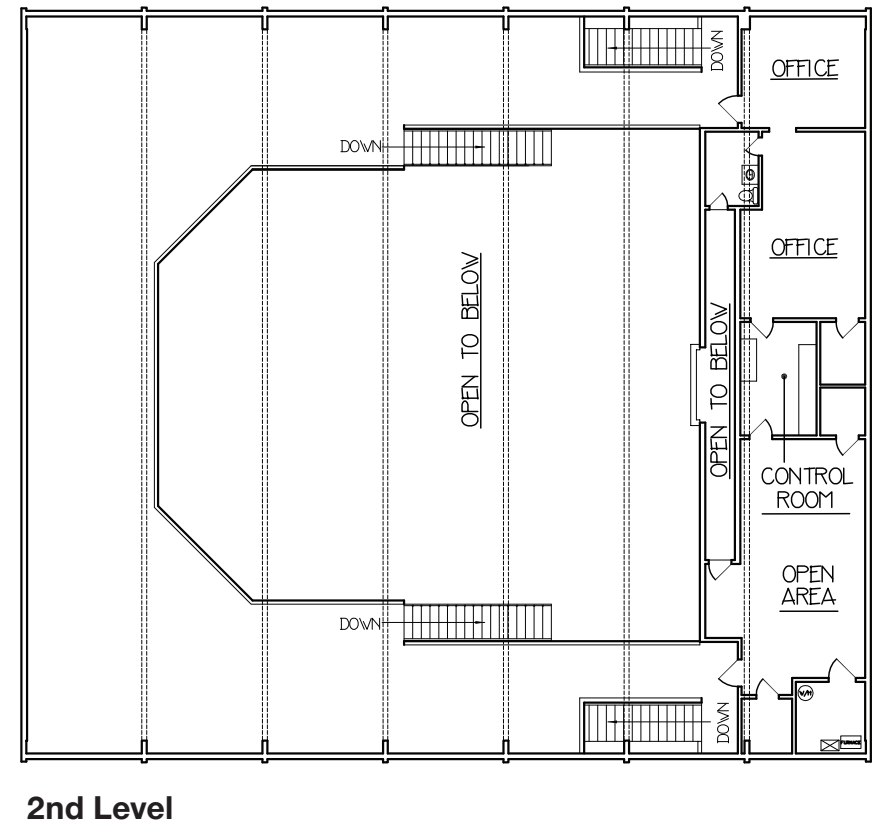
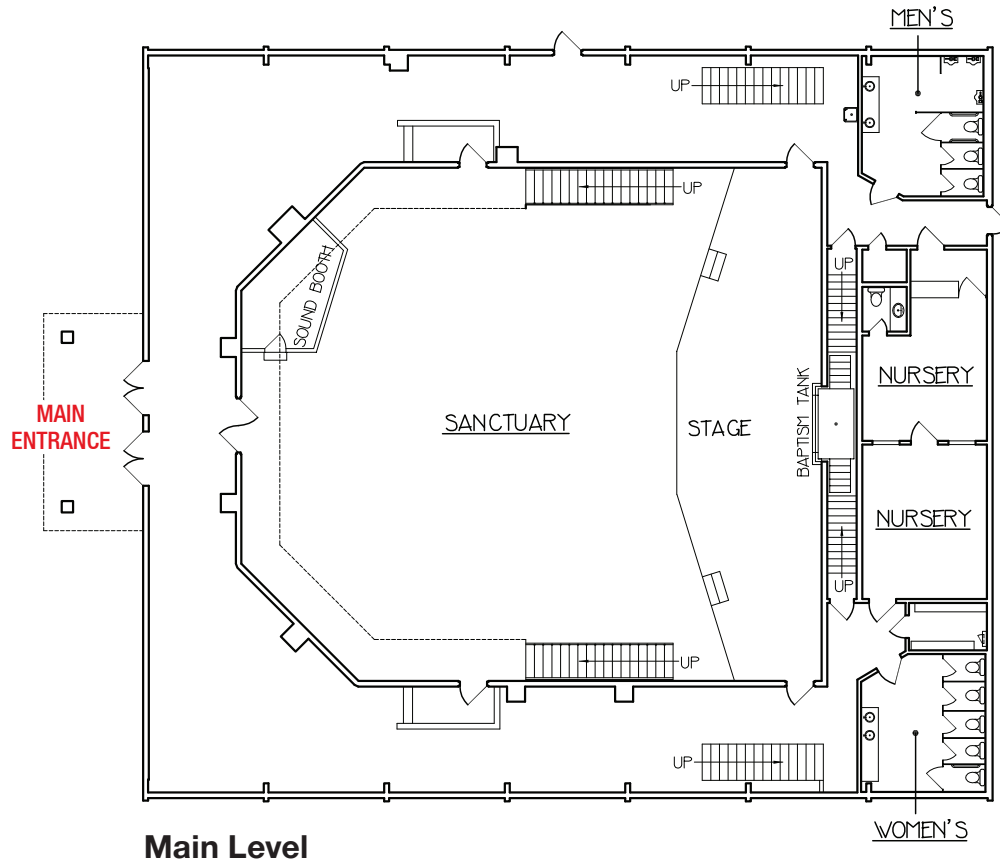
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## SANCTUARY

### FLOOR PLAN

- Main Level: ±7,778 SF
- 2nd Level: ±4,351 SF
- Total: ±12,129 SF



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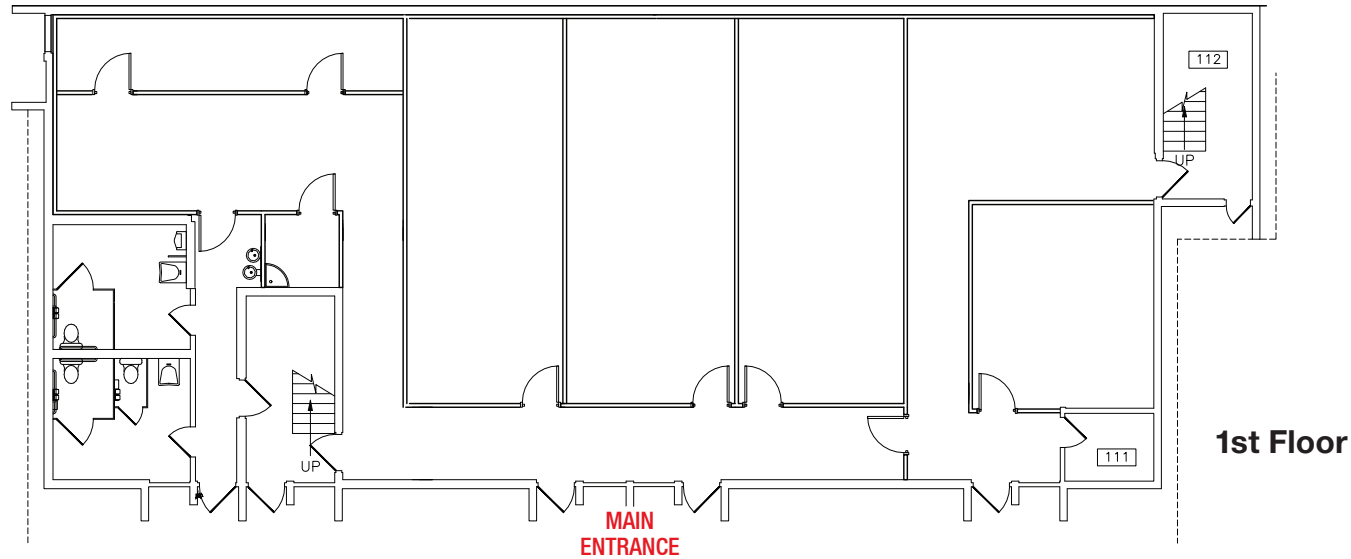
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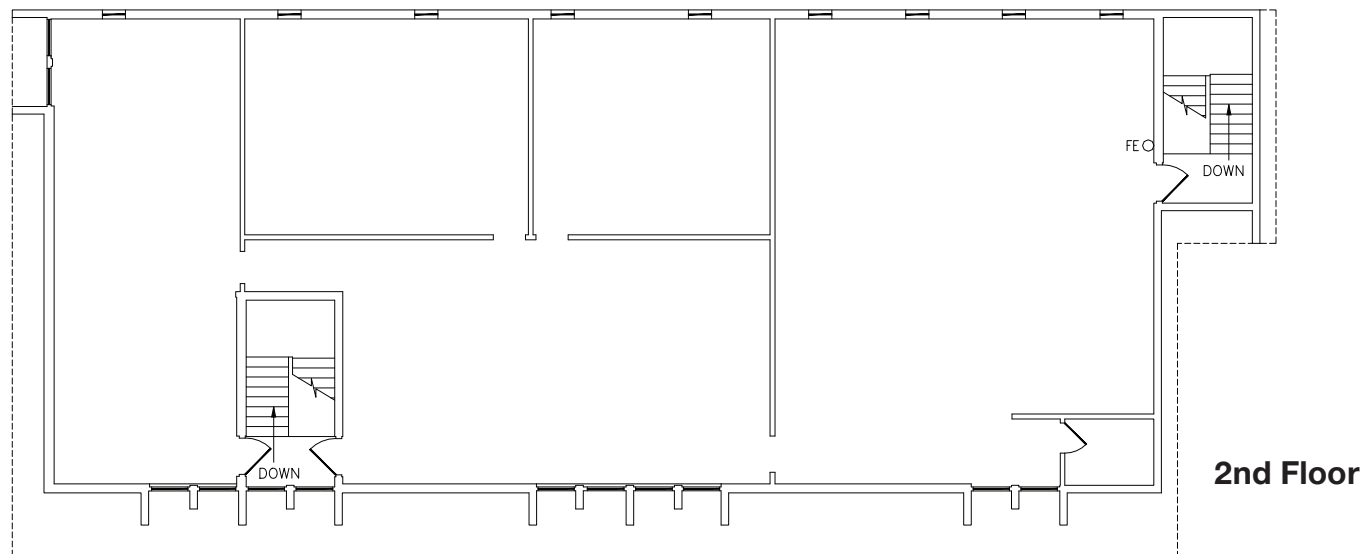
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**CLASSROOM FACILITY**



**FLOOR PLAN**

▪ ±7,689 SF



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**YOUTH CENTER**



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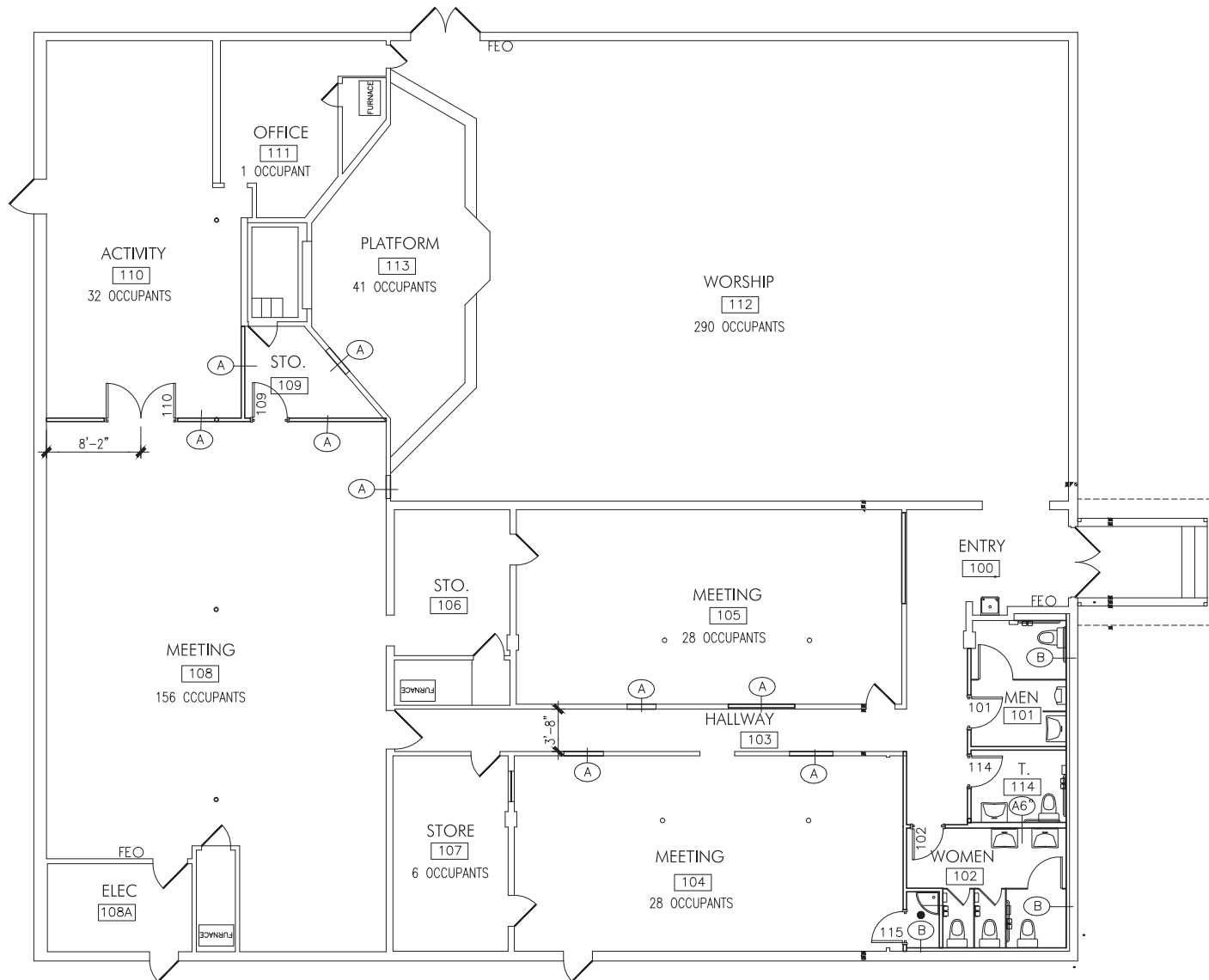
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## YOUTH CENTER

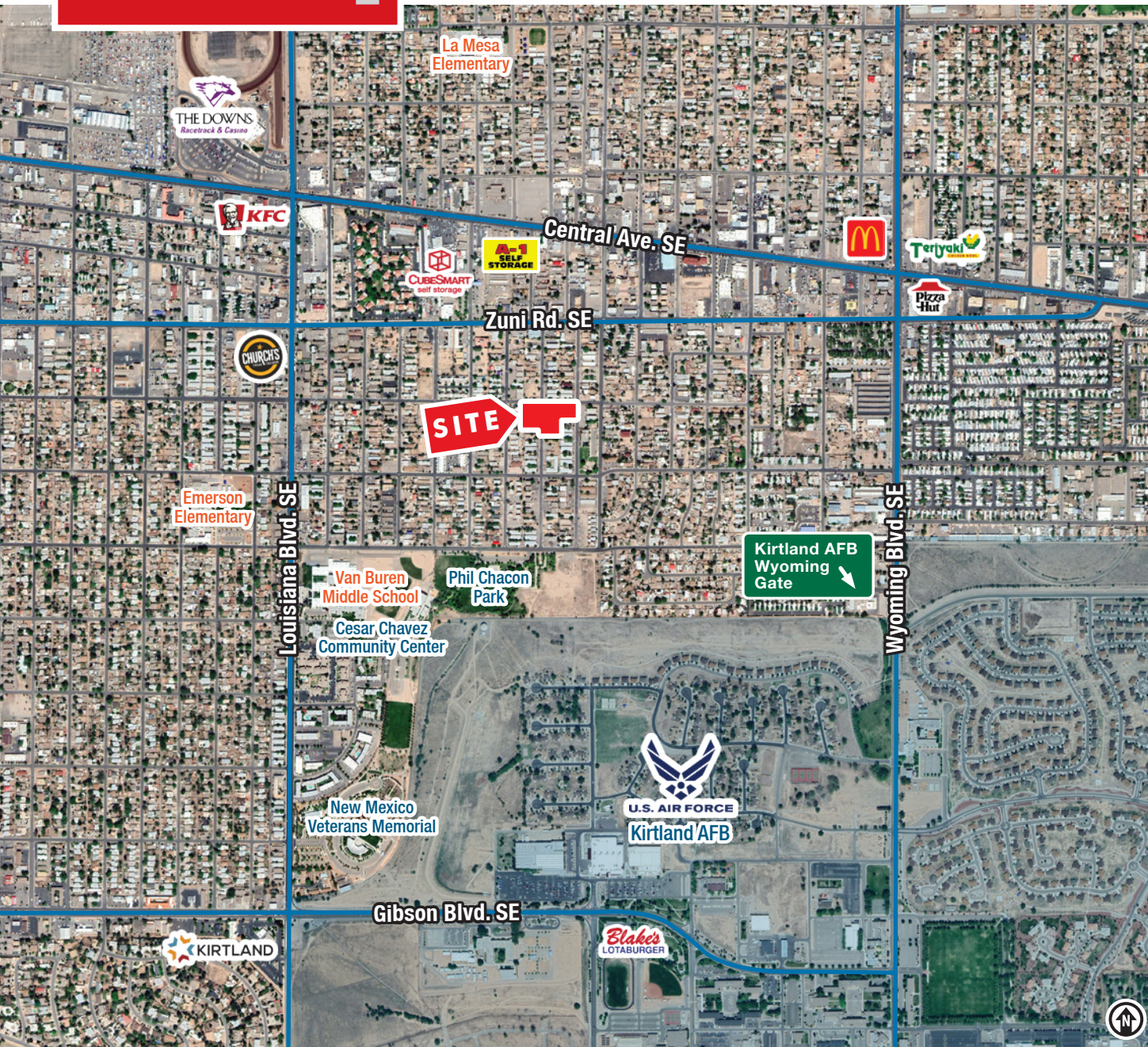
### FLOOR PLAN

▪ ±7,218 SF



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## LOCATION

| Demographics                                                                                           | 1 Mile   | 3 Mile   | 5 Mile   |
|--------------------------------------------------------------------------------------------------------|----------|----------|----------|
|  Total Population   | 20,460   | 120,059  | 263,313  |
|  Average HH Income  | \$50,368 | \$78,728 | \$83,850 |
|  Daytime Employment | 6,465    | 72,102   | 167,144  |

2024 Forecasted by Esri

 **HUB Zone** [MORE INFO](#) 



**NAI**SunVista

The information contained is believed reliable. While we do not doubt the 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 projection, opinion, assumption or estimated uses 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 many factors which should be evaluated by your tax, financial, and legal counsel. You and your counsel should conduct a careful independent investigation of the property to determine that it is suitable to your needs.

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