

SALE

T&T Gas N Mart

1101 ALAMEDA BLVD. NW

Albuquerque, NM 87114

PRESENTED BY:

TIM LUTEN

O: 505.620.2259

tim.luten@svn.com

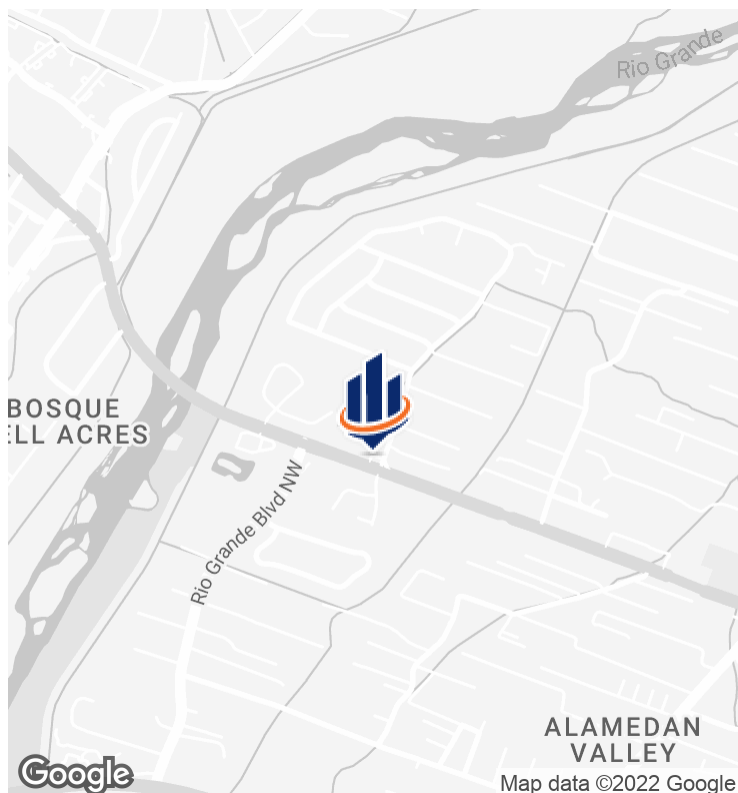
KYLE KINNEY

O: 505.239.0612

kyle.kinney@svn.com

NM ##52685

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$880,000
BUILDING SIZE:	2,106 SF
AVAILABLE SF:	
LOT SIZE:	0.5 Acres
PRICE / SF:	\$417.85
YEAR BUILT:	1997
ZONING:	Commercial
MARKET:	Albuquerque
SUBMARKET:	North Valley

PROPERTY OVERVIEW

Cash to seller

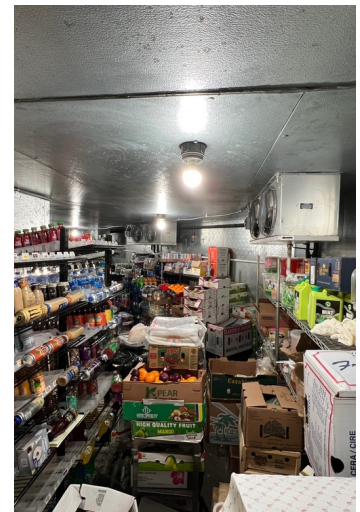
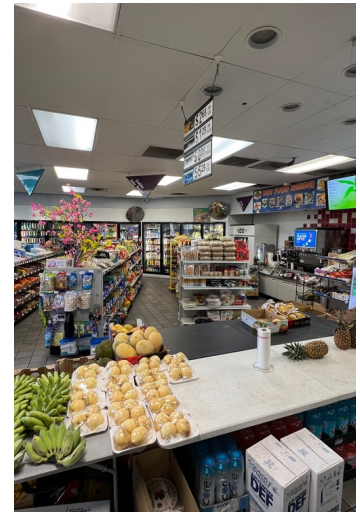
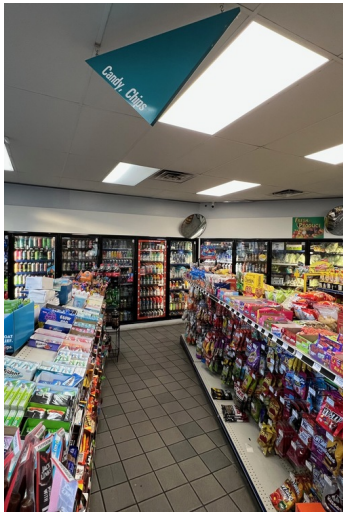
PROPERTY HIGHLIGHTS

- High traffic/hard corner
- Four (4) double-sided fuel pumps
- On-site kitchen with hood ventilation
- Functional service station layout
- Excellent North Valley location

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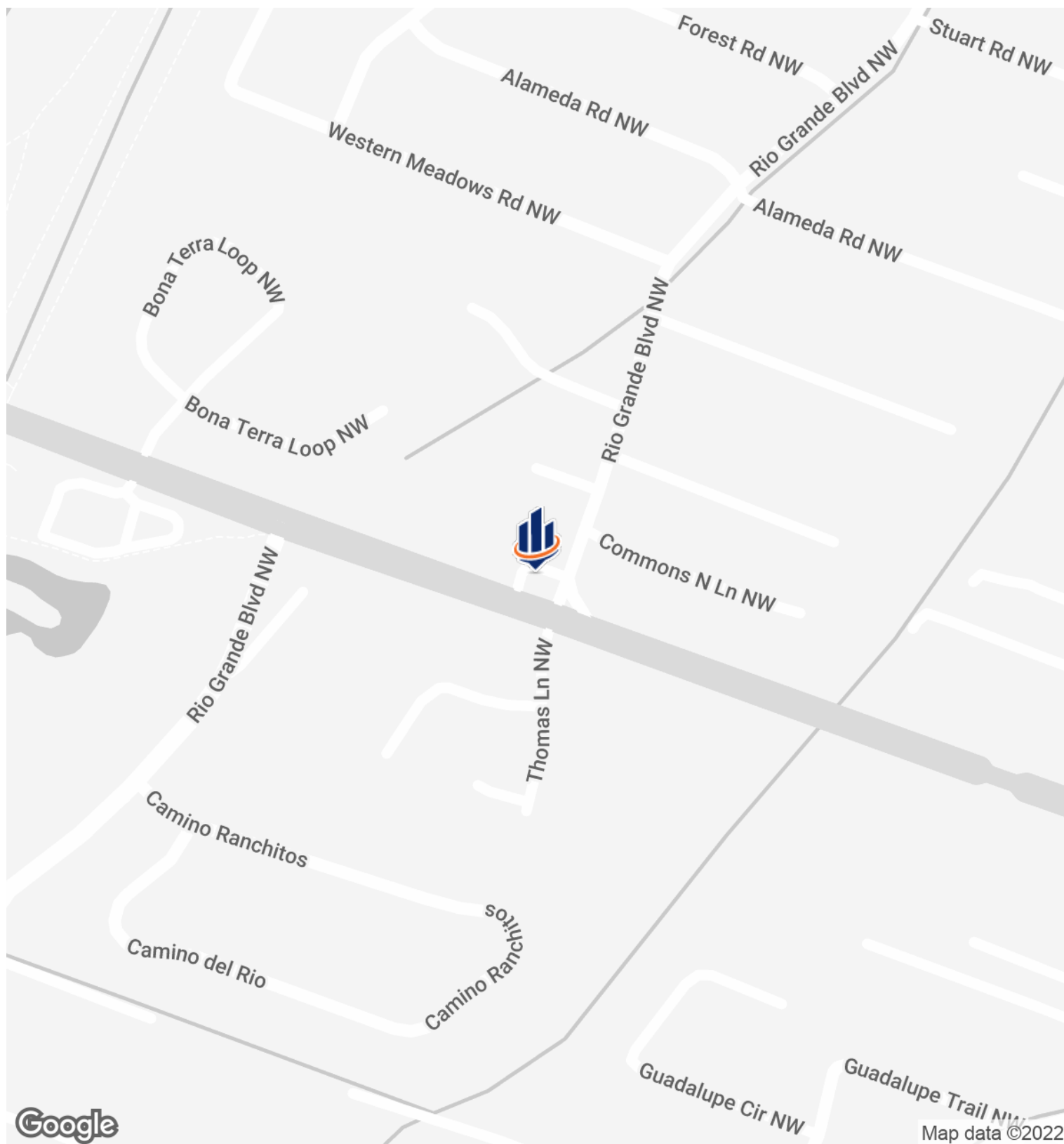
ADDITIONAL PHOTOS



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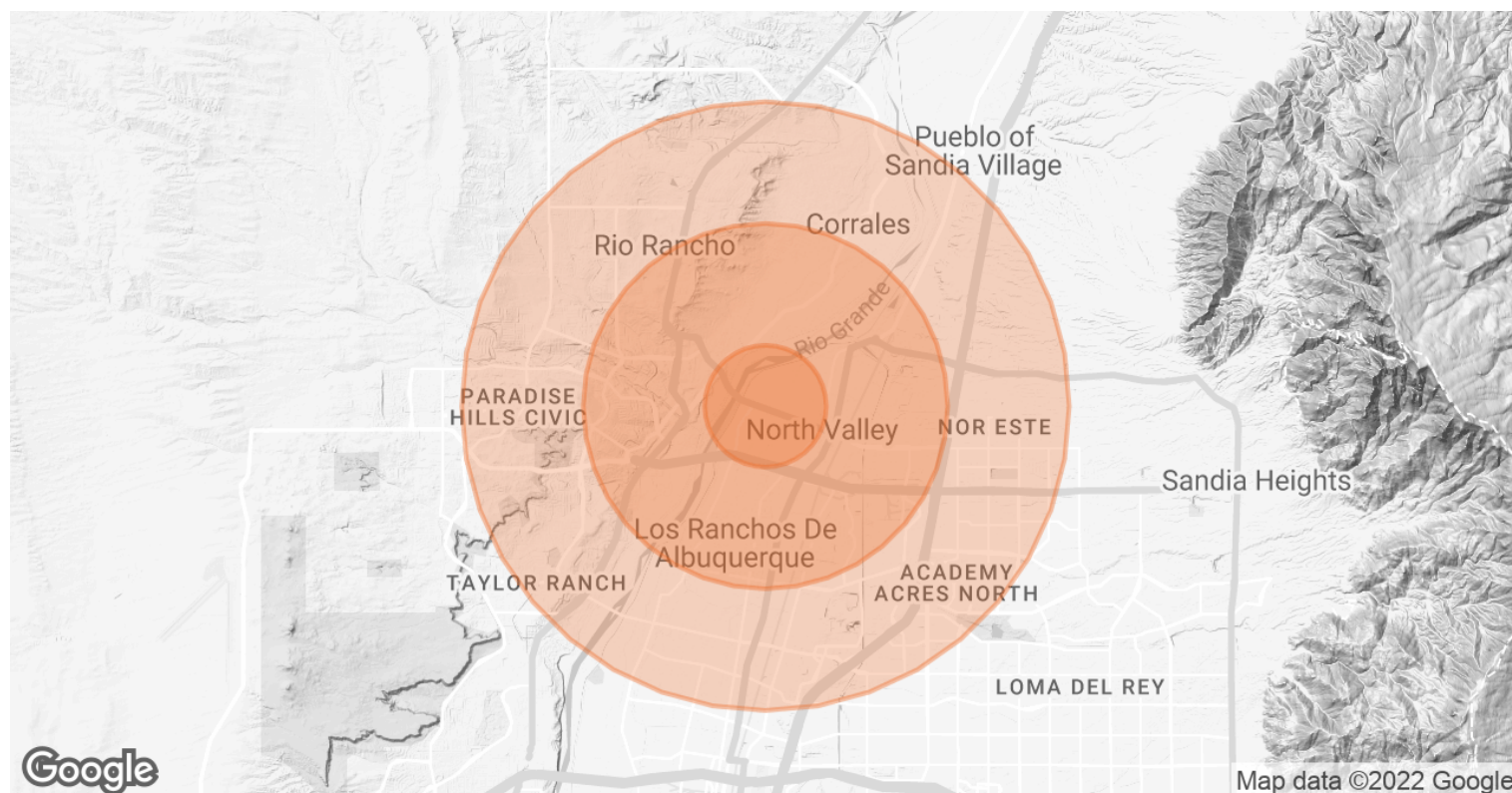
LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,490	46,306	148,400
AVERAGE AGE	45.5	39.6	39.3
AVERAGE AGE (MALE)	44.6	38.9	38.2
AVERAGE AGE (FEMALE)	45.5	40.7	40.5

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,819	19,089	60,572
# OF PERSONS PER HH	2.5	2.4	2.4
AVERAGE HH INCOME	\$84,149	\$78,145	\$74,584
AVERAGE HOUSE VALUE	\$365,747	\$291,280	\$245,224

** Demographic data derived from 2020 ACS - US Census*

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