

1310 BROADWAY BLVD NE

Albuquerque, NM 87102



BERKSHIRE HATHAWAY
NM COMMERCIAL REAL ESTATE



FOR SALE OR LEASE



**VERSATILE RETAIL/
WAREHOUSE PROPERTY**



**SALE PRICE:
\$400,000**



**LEASE RATE:
\$18 PSF MODIFIED GROSS**



2,340 SF TOTAL



LOT SIZE: 0.13 ACRES

Christian File

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OFFERING MEMORANDUM

The information contained herein was obtained from sources deemed reliable; however, Berkshire Hathaway NM Commercial Real Estate makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.

EXECUTIVE SUMMARY

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FLEXIBLE SALE OR LEASE OPTIONS:

- » **For Sale or For Lease**
- » **Turnkey Auto Shop Equipment Included**
(Auto lifts, tools, machinery, office equipment—details available upon request)
- » **Owner Will Consider Lease-to-Purchase Terms** (A major selling point for operators wanting to secure long-term control of the asset)

BUILDING & SITE:

- » **Building Size:** ±2,340 SF
- » **Land Size:** ±0.13 Acres (fully gated & paved)
- » **Zoning:** NR-LM — allows a wide range of industrial, retail, commercial, auto, fabrication, and contractor uses
- » **Roll-Up Doors:** (3) 10' x 10' grade-level roll-up doors
- » **Construction:** Fully insulated metal building
- » **Climate Control:** Drop-down heater + swamp cooler
- » **Utilities:** Power, water, and gas on-site
- » **Current Use:** Operating auto repair shop



PROPERTY DESCRIPTION:

1310 Broadway Blvd SE offers a rare opportunity to **purchase or lease** a fully functional auto-shop and flex warehouse strategically located just north of Avenida Cesar Chavez in the high-visibility Broadway Industrial Corridor. This **2,340 SF** building sits on **0.13 acres** of paved and gated yard space, making it ideal for operators needing secure storage, service capacity, and excellent access to major transportation routes.

This property is being offered as a complete turnkey package, including **auto lifts, shop tools, diagnostic equipment, office furnishings, and more—ready for immediate operation on day one**. Whether you're an auto repair operator, contractor, manufacturer, or small business, this location provides unmatched functionality and flexibility.

To further maximize opportunity, **the owner is willing to entertain a Lease-to-Purchase Contract**—a standout advantage for buyers looking to secure the property with low upfront risk while building equity over time.

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OFFERING DETAILS:

ADDRESS: 1310 Broadway Blvd NE
Albuquerque, NM 87102

LOT SIZE: 0.13 Acre
(Gated and Paved)

TOTAL SF: 2,340 SF

HOUSEHOLDS (2024): 111,754

AVG. HH INCOME: \$70,511

POPULATION (2024): +/- 274,000

IDEAL USES:

- » Secure, gated yard ideal for vehicle storage, equipment, or small fleet parking
- » Ample on-site and street parking
- » Positioned on the corner of Mountain Rd & Broadway Blvd SE
- » Strong visibility with **±13,960 VPD** (NM DOT)

LOCATION ADVANTAGES:

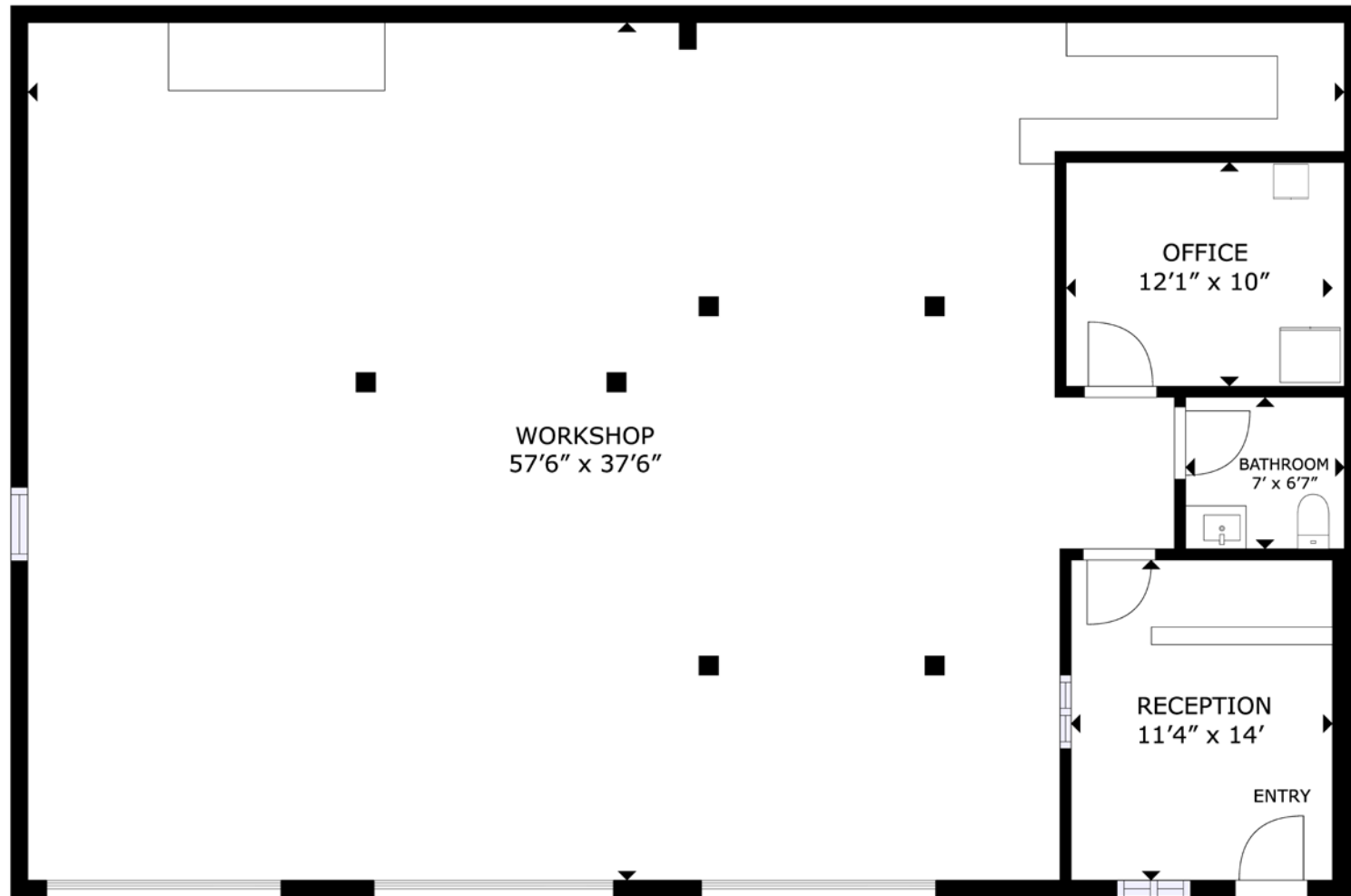
- » Minutes to **Downtown Albuquerque**, I-25, and I-40
- » Exceptional connectivity throughout the metro
- » Ideal for businesses needing fast access to major corridors



EAST BUILDING FLOOR PLAN

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FLOOR 1: 2266 sq ft

TOTAL LIVEABLE AREA (BASED ON EXTERIOR DIMENSIONS): 2266 sq ft

ALL MEASUREMENTS ARE APPROXIMATE. THIS DOCUMENT MAY NOT BE USED TO DETERMINE THE VALUATION OF THE PROPERTY OR ESTIMATE REPAIRS OR IMPROVEMENTS.
ALL PARTIES USING THIS DOCUMENT AGREE TO TAKE THEIR OWN MEASUREMENTS IN ORDER TO DETERMINE THE LAYOUT AND SIZE OF THE PROPERTY.

AERIAL PHOTOS

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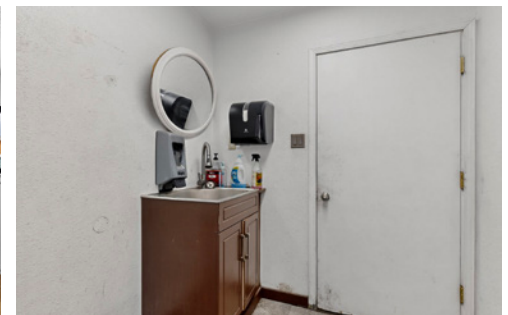
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WAREHOUSE PHOTOS

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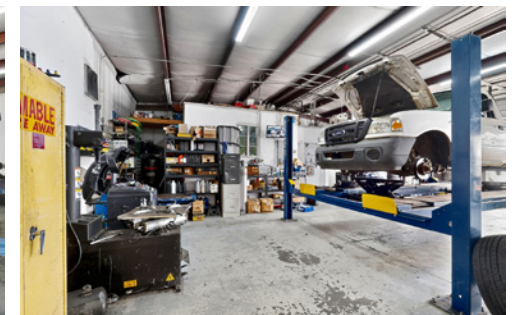
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WAREHOUSE PHOTOS

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LOCATION MAP

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