

FOR SALE

1200-1202 4th St. SW

Albuquerque, NM 87102

PRESENTED BY:

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NM #48053

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NM #9117



PROPERTY SUMMARY



SALE PRICE

\$820,000

OFFERING SUMMARY

BUILDING SIZE:	3,248 SF
LOT SIZE:	0.26 Acres
PRICE / SF:	\$252.46
YEAR BUILT:	1945
ZONING:	MX-T
MARKET:	Albuquerque
SUBMARKET:	Downtown

PROPERTY OVERVIEW

Introducing a great investment opportunity at 1200-1202 4th St. SW, Albuquerque, NM, 87102. This 3,248 SF property, zoned MX-T and fully occupied by a thriving daycare, offers an enticing prospect for retail or street retail investors, boasting an excellent location directly on 4th St., high traffic counts, and close proximity to amenities. With functional building layouts across two 1,624 SF buildings, this property presents a versatile and strategic foundation for a successful retail venture in the vibrant Albuquerque area. The total land acres of .26 includes the vacant parcel across the street for future development.

PROPERTY HIGHLIGHTS

- Great location directly on 4th. St
- Thriving long term daycare tenant
- Near many amenities
- High traffic counts
- Functional building layouts
- 2 Buildings of 1,624 sf for a total of 3,248 sf

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ADDITIONAL PHOTOS



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LOCATION MAP



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AERIAL MAPS



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