

FOR LEASE

PRIME RETAIL SPACE IN HISTORIC OLD TOWN STUNNING RETAIL/OFFICE SPACE IN OLD TOWN PLAZA



2044 S PLAZA ST NW 87104

NEAR NW CORNER OF S PLAZA ST NW & RIO GRANDE BLVD NW



OFFER PRICE:
\$1700 PER/MONTH
MODIFIED GROSS

PROPERTY HIGHLIGHTS

Charming ± 600 SF space full of character, ideal for a coffee shop, boutique, retail storefront, or office space use. Features beautiful ceilings, a decorative showcase fireplace, and the option for a three-compartment sink. Includes a private patio, offering additional flexibility and appeal. Modified gross lease structure keeps expenses simple and predictable. A unique opportunity for a small business with big ideas. Call today to schedule a tour.

 **COLDWELL BANKER** | **LEGACY**

8200 Carmel Ave NE STE 103-A, Albuquerque, NM 87122
505.292.8900

AVA RATH
REALTOR® | Associate Broker
avar1commercial@gmail.com
c: (505) 464-0344



NIKKI BRONSTORP
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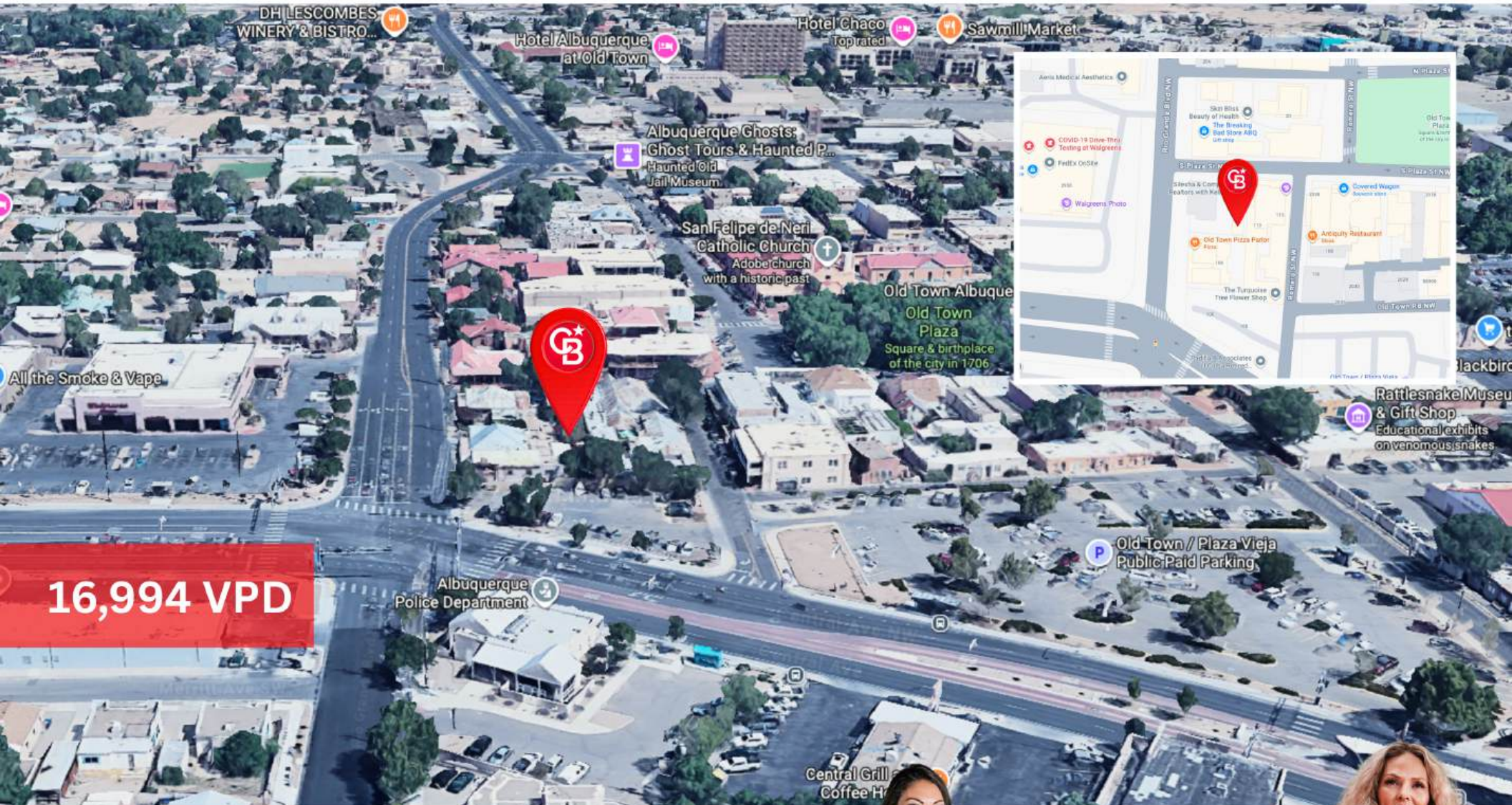
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LOCATION



16,994 VPD

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Central Grill
Coffee House

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PHOTOS



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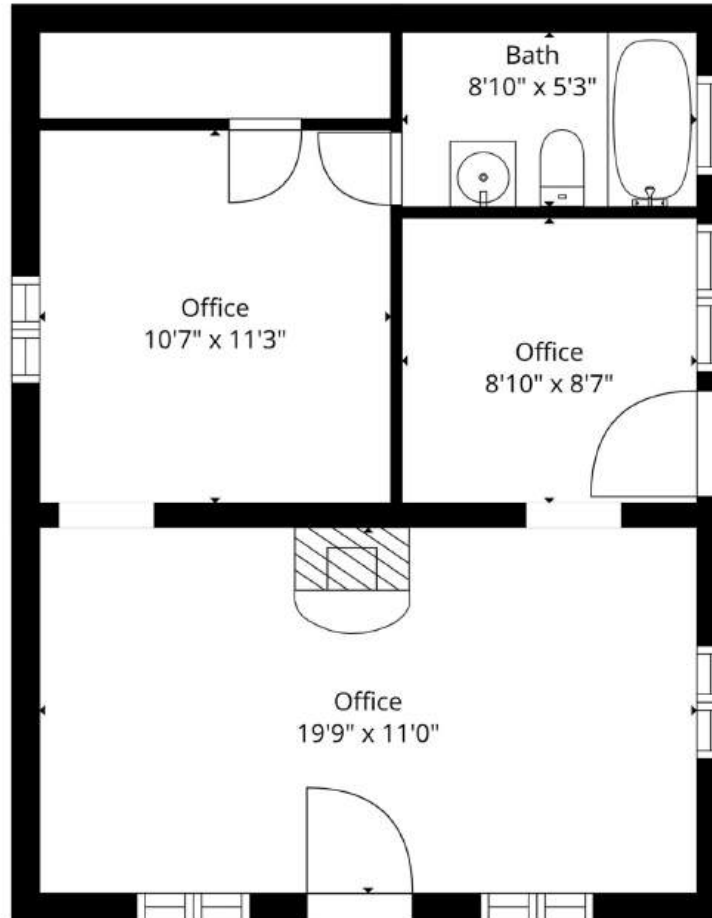
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STUNNING RETAIL/OFFICE SPACE IN OLD TOWN PLAZA



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FLOORPLAN



Total GLA: 589 sq. ft | Total: 589 sq. ft
1st floor: 589 sq. ft

Sizes And Measurements Are Approximate. Actual May Vary.



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