

FOR SALE

SALE

2113 Charlevoix St. NW

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Albuquerque, NM 87104

PRESENTED BY:

WALT ARNOLD, CCIM, SIOR
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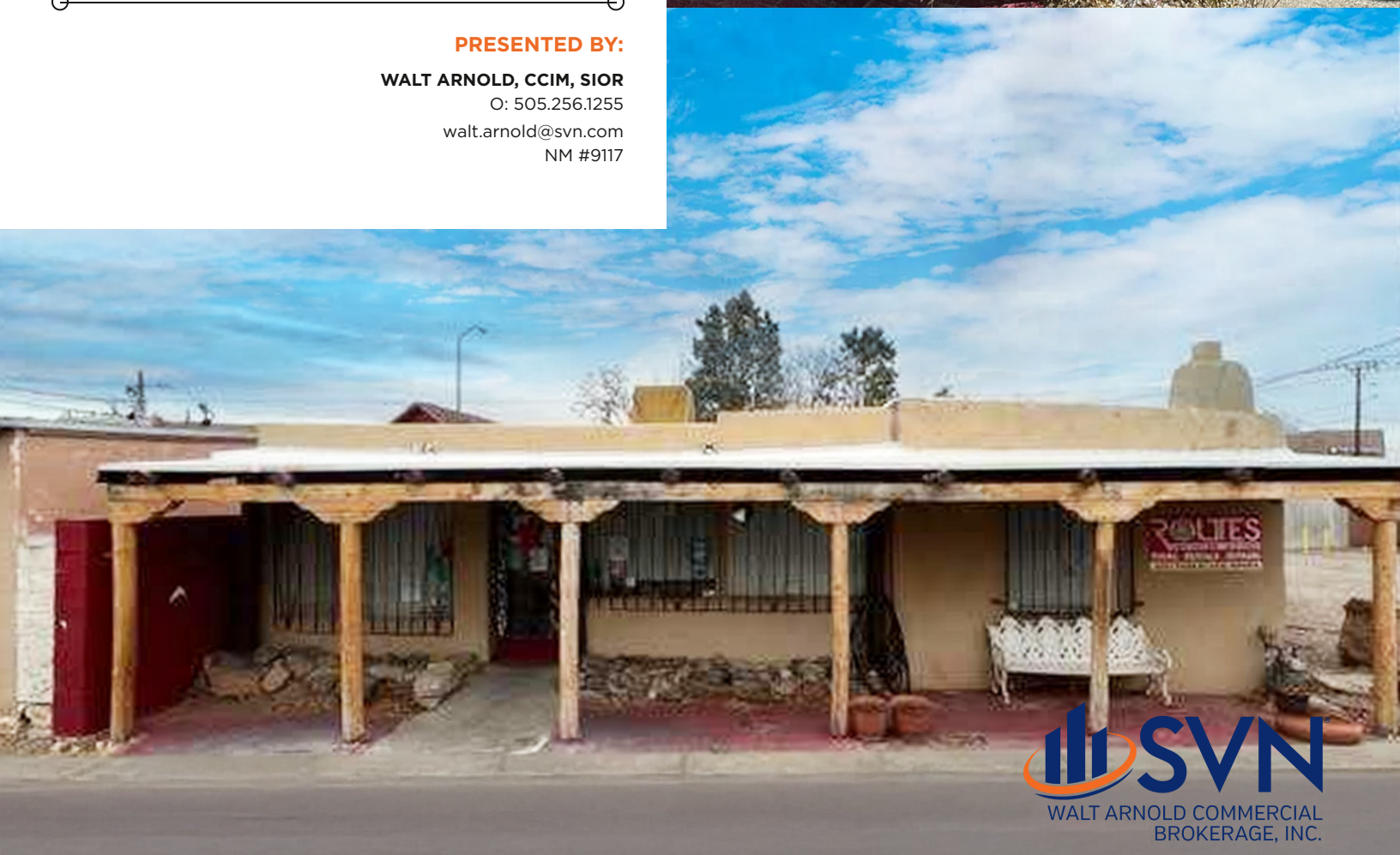
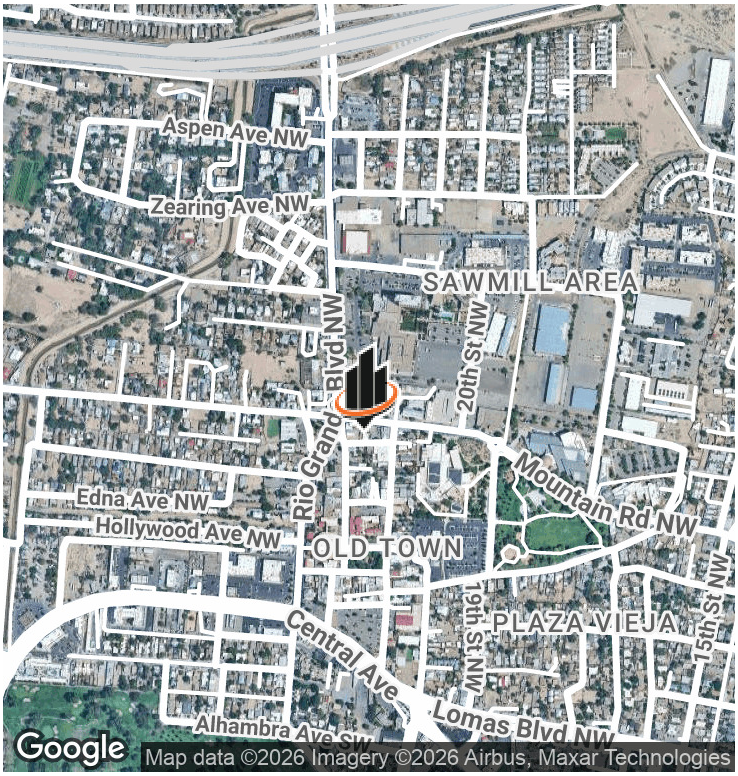
NM #9117



SVN
WALT ARNOLD COMMERCIAL BROKERAGE, INC.

PROPERTY SUMMARY





SALE PRICE	$750,000

OFFERING SUMMARY

BUILDING SIZE:	1,806 SF
LOT SIZE:	0.05 Acres
PRICE / SF:	$415.28
ZONING:	MX-T
MARKET:	Albuquerque
SUBMARKET:	Old Town

PROPERTY OVERVIEW

An exceptional investment opportunity awaits at 2113 Charlevoix St. NW, Albuquerque, NM, 87104. This 1,806 SF building, zoned MX-T and fully occupied, offers a lucrative prospect for retail or street retail investors, featuring a functional floorplan layout and prime location in the Old Town submarket. With high foot traffic and proximity to amenities, this property presents an ideal setting for a successful retail venture in the dynamic Albuquerque area.

PROPERTY HIGHLIGHTS

- Great location in the Downtown submarket
- Near many amenities
- High foot traffic area
- Functional floorplan layout

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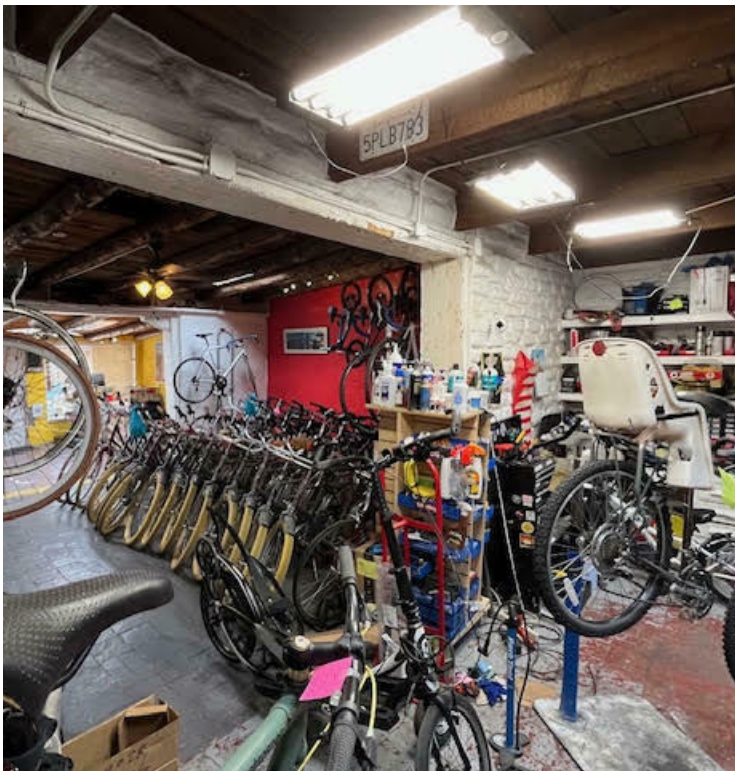
ADDITIONAL PHOTOS







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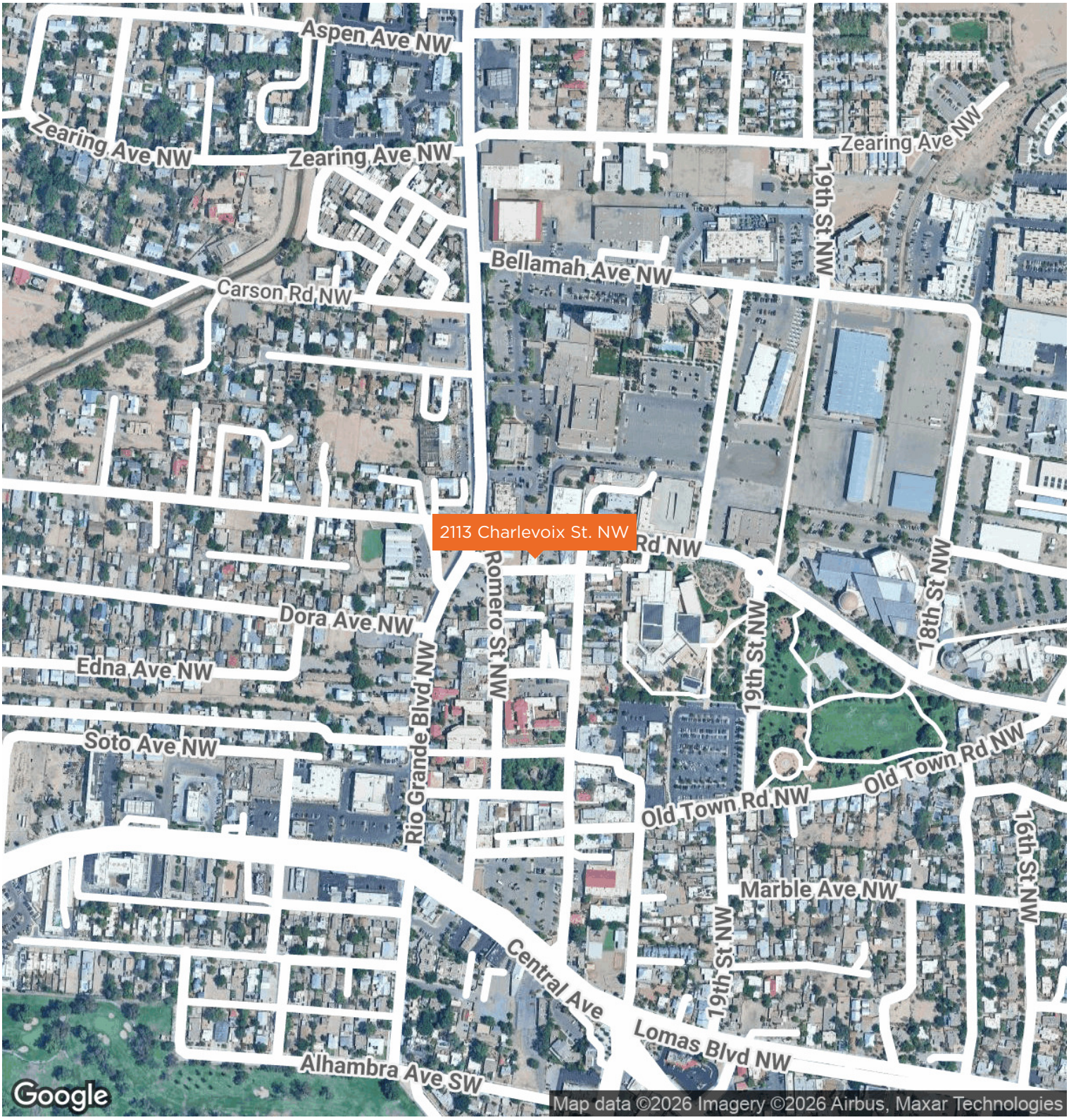
LOCATION MAP



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AERIAL MAP



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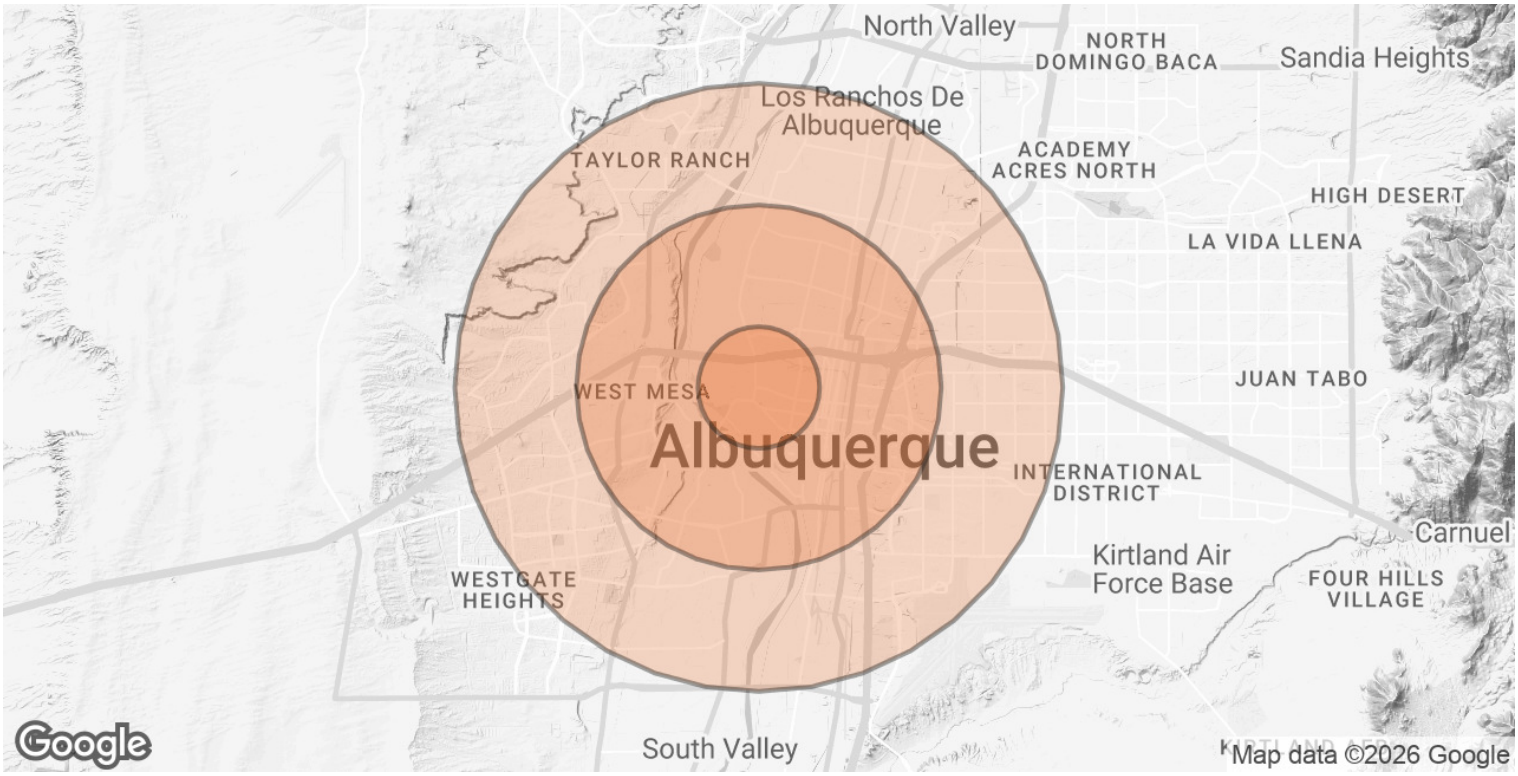
DEMOGRAPHICS



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	10,277	93,462	252,805
AVERAGE AGE	43	41	40
AVERAGE AGE (MALE)	42	40	39
AVERAGE AGE (FEMALE)	44	42	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	5,058	40,835	105,835
# OF PERSONS PER HH	2	2.3	2.4
AVERAGE HH INCOME	$85,009	$74,580	$82,963
AVERAGE HOUSE VALUE	$427,093	$348,945	$327,646

Demographics data derived from AlphaMap

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