

Iconic Building in Old Town Museum District

1501 Mountain Rd. NW, Albuquerque, NM, 87104

±2,600 SQ. FT.
\$610,000.00



BASE 5
RETAIL PARTNERS



**LISTING
BROKER**

Ariana West

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Site Details

ICONIC BUILDING IN OLD TOWN

1501 Mountain Rd. NW, Albuquerque, NM, 87104



AVAILABLE

±2,600 SF of retail + casita, basement, and parking/
vacant lot with development opportunities

\$610,000 asking price

ZONING

MX-M

ACCESS

Great! Located on Mountain Rd in the West
Downtown neighborhood connecting Downtown
and Old Town. Just off I-40 and Rio Grande Blvd,
with additional easy access from Central Ave and
Lomas Blvd.

VISIBILITY

Amazing! You can't miss the outstanding
architecture on this highly trafficked road.
Be seen, be noticed, be remembered!

LOCATION

Unparalleled! Located in the historic Old Town
area of Albuquerque. Close to award-winning,
popular museums: Explora Science Center and
Children's Museum, The Natural History Museum,
Albuquerque Museum. Across the street from
Tiguex Park, walking distance from the Sawmill
neighborhood and Sawmill Market, surrounded
by the eclectic delights of Mountain Road. Nearby
hotels include Hotel Albuquerque, and Hotel Chaco.

UNIQUE OPPORTUNITY

Unique, once in a lifetime opportunity to own
a cherished, well traveled, corner in historic
Old Town!

Includes ample parking/empty lot and a basement!

STREETS

- Rio Grande Boulevard
- Mountain Road
- 15th Street

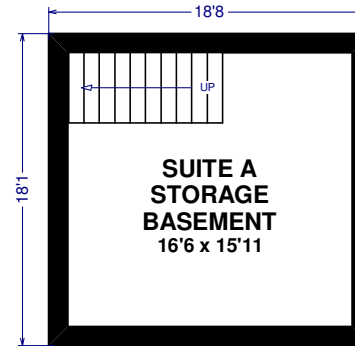
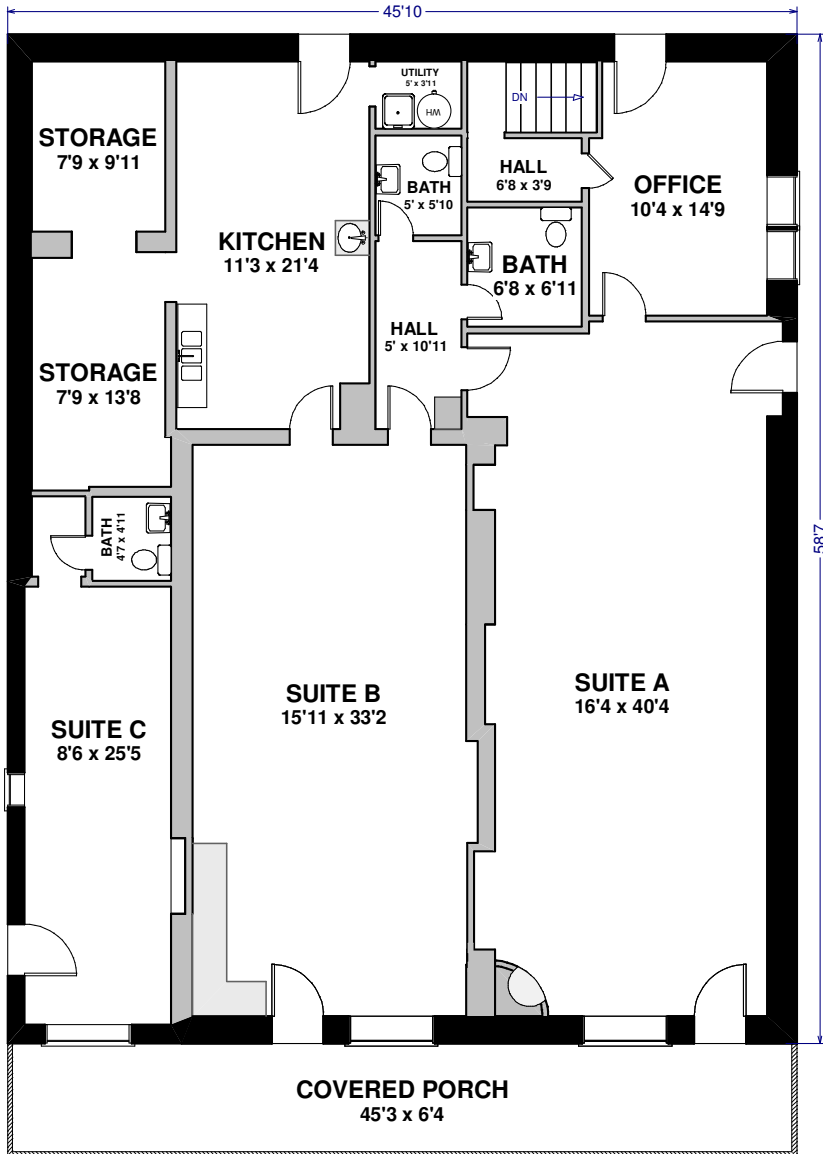


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Site Plan

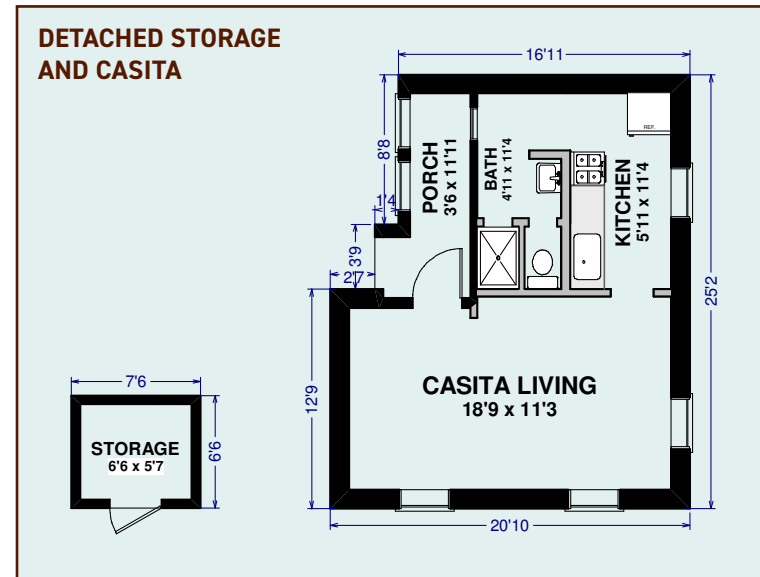
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SPACE BREAKDOWN

Heated Retail Space	±2675 SF
Suite A	±1038 SF
Suite B	±1169 SF
Suite C	±320 SF
Common Area	±148 SF
Suite A Storage Basement	±337 SF
Storage Shed	±48 SF
Casita	±421 SF
Casita Enclosed Porch	±60 SF





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Aerial

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Overview

ICONIC BUILDING IN OLD TOWN

1501 Mountain Rd. NW, Albuquerque, NM, 87104



- Located in the historic Old Town area
- Front and rear patio
- Three-compartment sink and hood
- Great area tenants – museums, Hotel Chaco, Hotel Albuquerque, Sawmill
- Separate Casita
- Separate parking lot / vacant lot
- Basement
- Unique opportunity to own popular corner in historic Old Town and museum neighborhood.

LET'S CHAT

ARIANA WEST

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REALTY
RESOURCES
MEMBER

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