

SALE

100% Leased Investment Opportunity!

218 GOLD AVE. SW

Albuquerque, NM 87102

PRESENTED BY:

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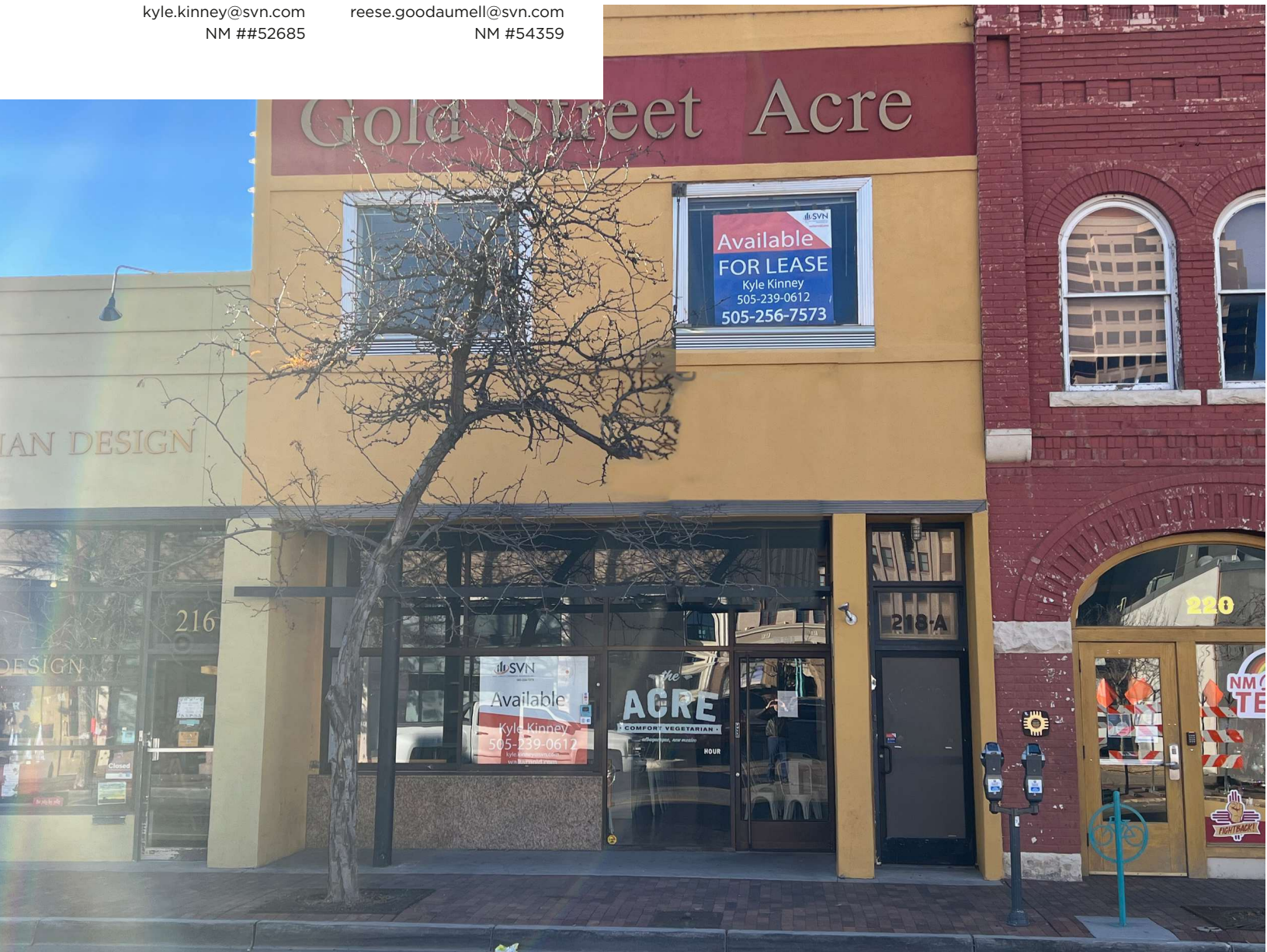
NM ##52685

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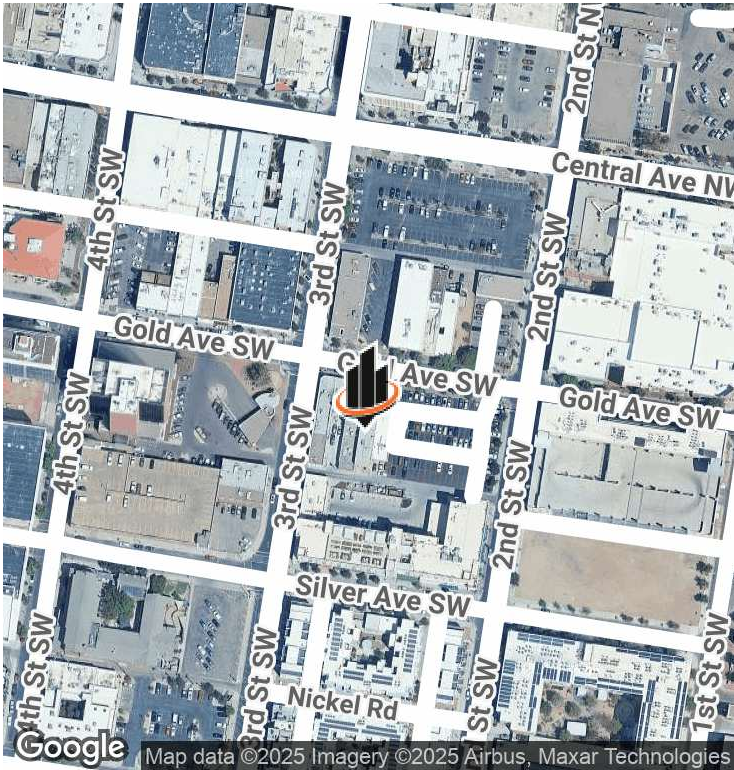
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NM #54359



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$575,500
BUILDING SIZE:	6,555 SF
LOT SIZE:	0.02 Acres
PRICE / SF:	\$87.80
CAP RATE:	6.55%
NOI:	\$37,711
ZONING:	MX-FB-UD
MARKET:	Albuquerque
SUBMARKET:	Downtown

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PROPERTY HIGHLIGHTS

- 6,555 SF building with 2 units
- Zoned MX-FB-UD for versatile use
- Centrally located in downtown Albuquerque
- Sturdy brick construction for durability
- Brand new office tenant on 2nd floor
- Restaurant tenant currently occupying 1st floor
- Versatile income-producing property
- Historic charm with modern functionality
- Ideal for investment

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	1,803	3,906	5,460
TOTAL POPULATION	3,636	8,405	11,714
AVERAGE HH INCOME	\$29,535	\$34,451	\$36,321

ADDITIONAL PHOTOS



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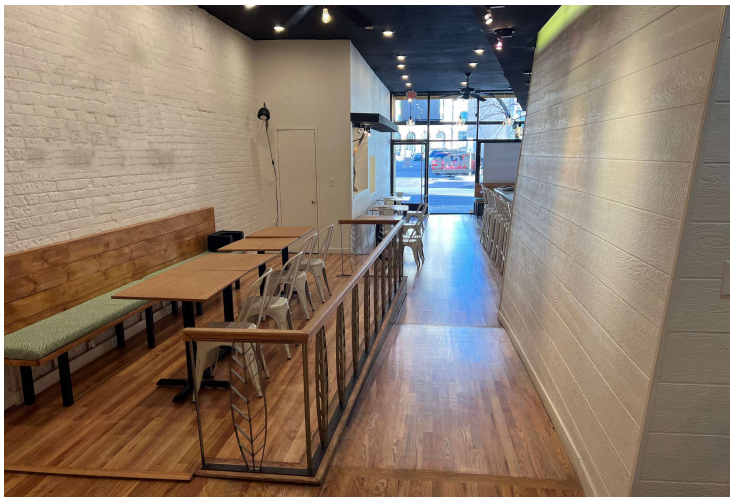
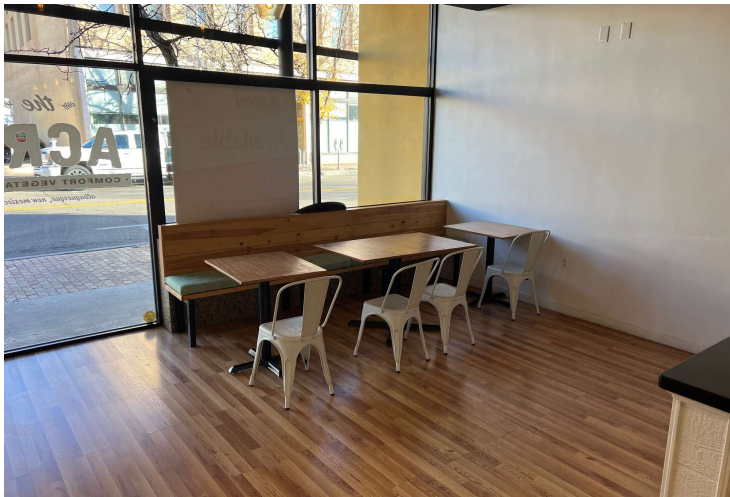
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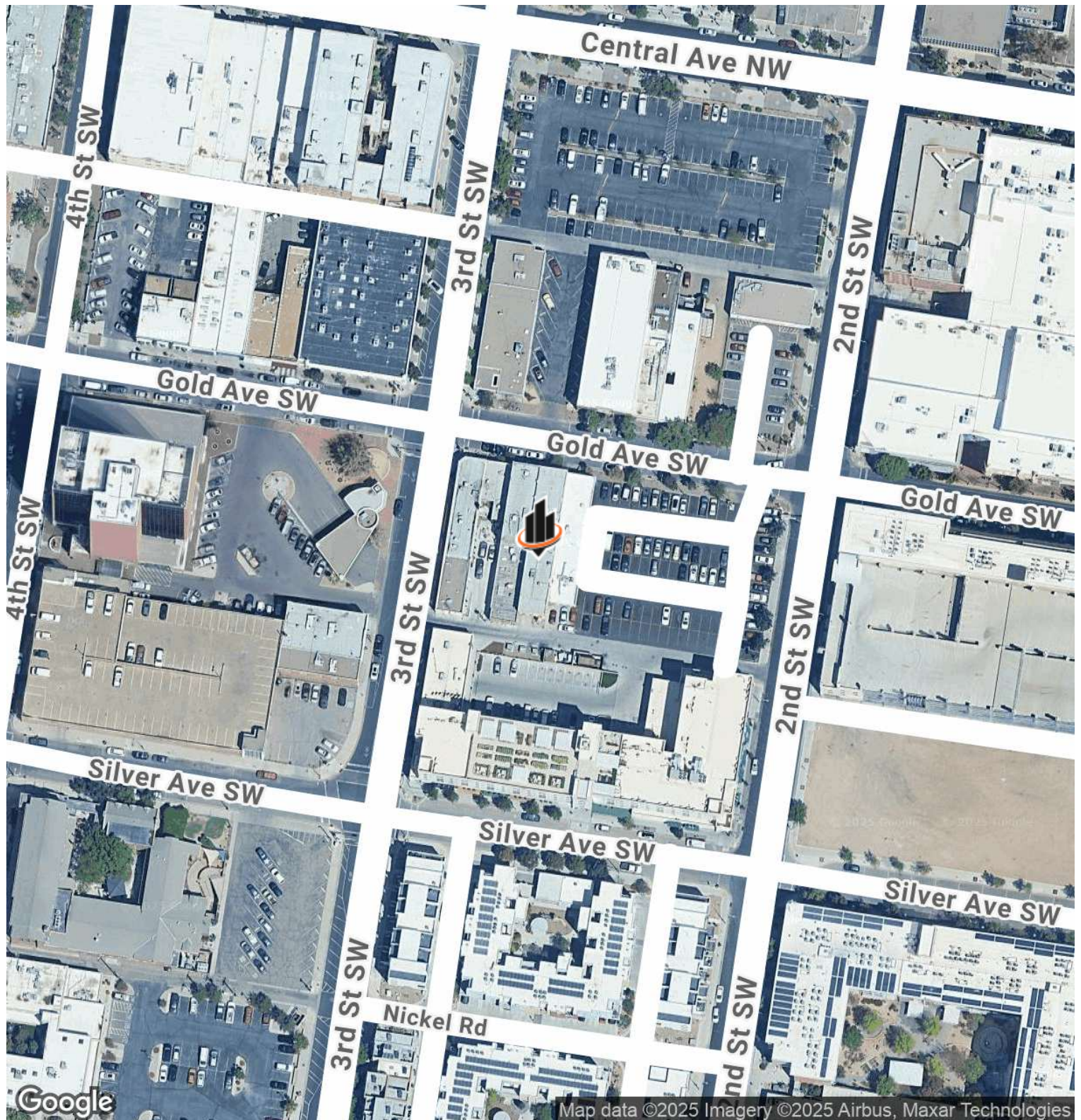
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LOCATION MAP

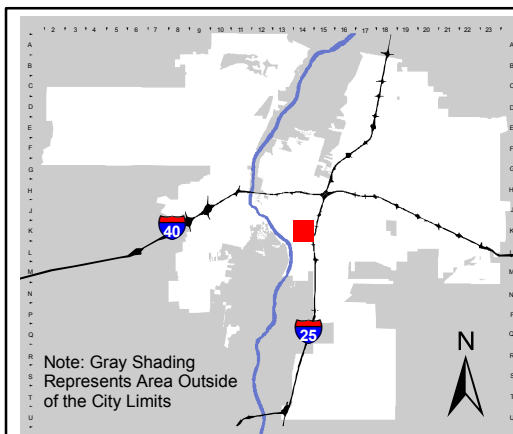


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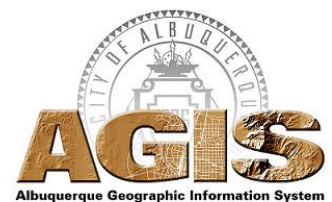
For more current information and details visit: www.cabq.gov/gis



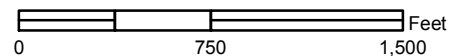
Address Map Page:

K-14-Z

Map Amended through:
3/17/2017



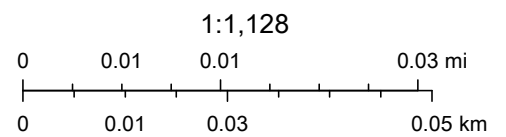
These addresses are for informational purposes only and are not intended for address verification.



218 Gold Ave. SW Zoning Map



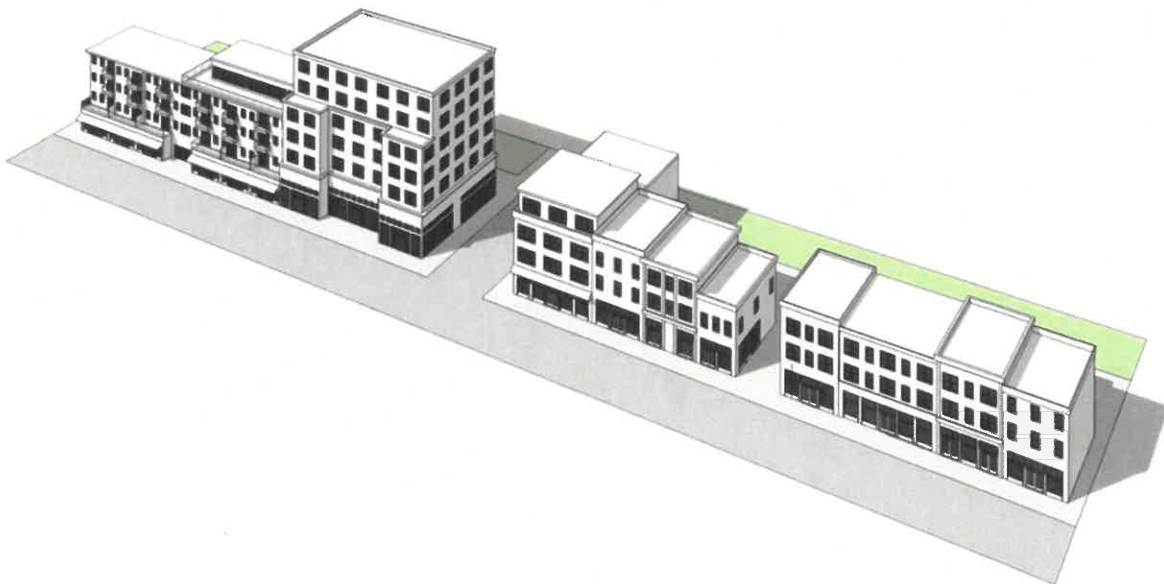
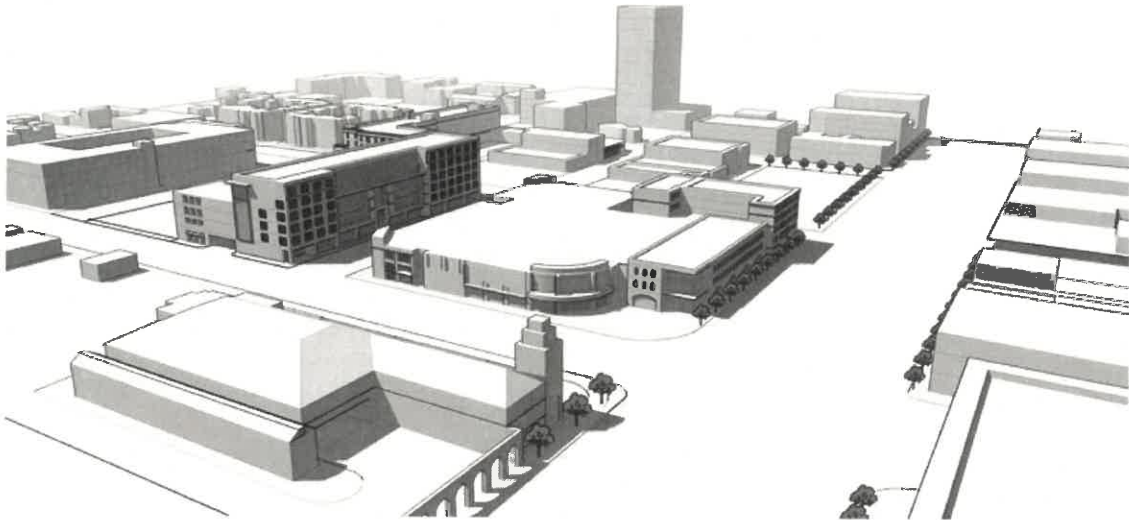
July 19, 2023



2-4(E) MIXED-USE – FORM-BASED ZONE DISTRICT (MX-FB)

2-4(E)(1) Purpose

The purpose of the MX-FB zone district is to allow a wide range of residential, commercial, and institutional uses subject to form-based zoning controls to ensure that the buildings they occupy establish or reinforce a well-defined urban character. Sub-zones within this zone district contain form-based controls tailored to the distinct character of each area where the district is applied. Allowable and prohibited uses are specified for each sub-zone in Subsection 14-16-2-4(E)(3)(c).



2-4(E)(2) Other Standards

Form-based controls in this Subsection 14-16-2-4(E) prevail over other IDO standards. Where this Subsection does not specify a different standard, applicable IDO standards in other Sections apply.

Table 2-4-9: Other Applicable IDO Sections	
Overlay Zones	Part 14-16-3
Allowable Uses ^[1]	14-16-4-2
Use-specific Standards	14-16-4-3
Dimensional Standards	14-16-5-1
Site Design and Sensitive Lands	14-16-5-2
Access and Connectivity	14-16-5-3
Parking and Loading	14-16-5-5
Landscaping, Buffering, and Screening	14-16-5-6
Walls and Fences	14-16-5-7
Outdoor Lighting	14-16-5-8
Neighborhood Edges	14-16-5-9
Solar Access	14-16-5-10
Building Design	14-16-5-11
Signs	14-16-5-12
Operation and Maintenance	14-16-5-13
[1] Allowable Uses only apply in the FB-MX-ID sub-zone.	

2-4(E)(3) District Standards**2-4(E)(3)(a) Eligibility for Rezoning**

Rezoning to the MX-FB zone district requires the approval of a Site Plan – EPC that furthers and implements applicable goals and policies of the ABC Comp Plan, as amended, and complies with all applicable requirements of the Development Process Manual (DPM). The Site Plan shall be submitted, reviewed, and decided at the same time and via the same process as the rezoning to the MX-FB zone district, as described in Subsection 14-16-6-7(F) (Zoning Map Amendment – EPC) or Subsection 14-16-6-7(G) (Zoning Map Amendment – Council).

2-4(E)(3)(b) Form-based Sub-zones

The MX-FB zone district includes the following 4 sub-zones, each of which has uses and development standards specified in this Subsection 14-16-2-4(E)(3).

1. **Form-based Infill Development (MX-FB-ID)**
The purpose of the MX-FB-ID sub-zone is to encourage context-sensitive development on sites in developed areas along streets designated collector or higher in the LRTS Guide. The MX-FB-ID sub-zone provides opportunities to introduce neighborhood-scale uses to serve nearby residents.
2. **Form-based Flexible Development (MX-FB-FX)**
The purpose of the MX-FB-FX sub-zone is to support pedestrian-scale mixed-use development that is integral to an area designated as an Area of Change in the ABC Comp Plan, as amended.

3. **Form-based Activity Center (MX-FB-AC)**
The purpose of the MX-FB-AC sub-zone is to provide community-scale non-residential and high-density residential development in areas designated as Activity Centers in the ABC Comp Plan, as amended. Buildings are generally smaller than in the MX-FB-UD sub-zone.
4. **Form-based Urban Development (MX-FB-UD)**
The purpose of the MX-FB-UD sub-zone is to allow a mix of high-density residential and high-intensity non-residential development in areas designated as Downtown or Urban Center in the ABC Comp Plan, as amended. The MX-FB-UD sub-zone is intended to create a compact, pedestrian-oriented urban form with uses that are served by and support transit.

2-4(E)(3)(c) Use Regulations

1. The allowable and prohibited land uses in each sub-zone are indicated in Table 2-4-10.
2. All allowable uses shall be conducted in a building with the following exceptions:
 - a. Any use in the Telecommunications, Towers, and Utilities use category
 - b. Community garden
 - c. Farmers' market
 - d. Garden
 - e. Mobile vending cart
 - f. Mobile food truck
 - g. Outdoor dining area
3. All allowable uses must follow any other applicable Use-specific Standards in Section 14-16-4-3.

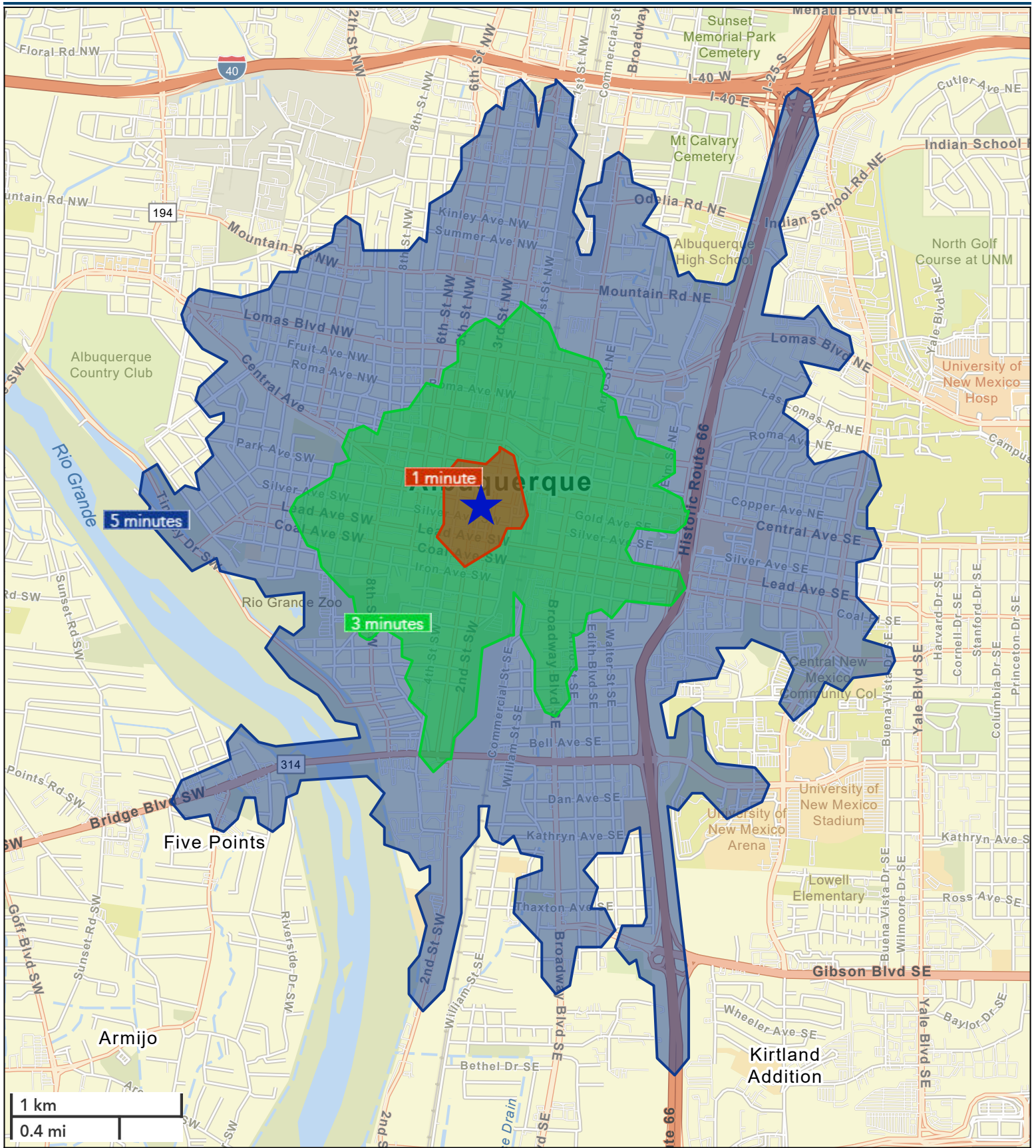
Table 2-4-10: Allowable and Prohibited Uses in the MX-FB Sub-zones				
	MX-FB-ID	MX-FB-FX	MX-FB-AC	MX-FB-UD
Allowable Uses	Per MX-T allowable uses in Table 4-2-1, unless listed as prohibited	All uses unless listed as prohibited		
Prohibited Uses	Any use that requires NR-SU zoning Adult Entertainment Adult Retail Paid Parking Lot Heavy Manufacturing Special Manufacturing Drive-through or drive-up facility			

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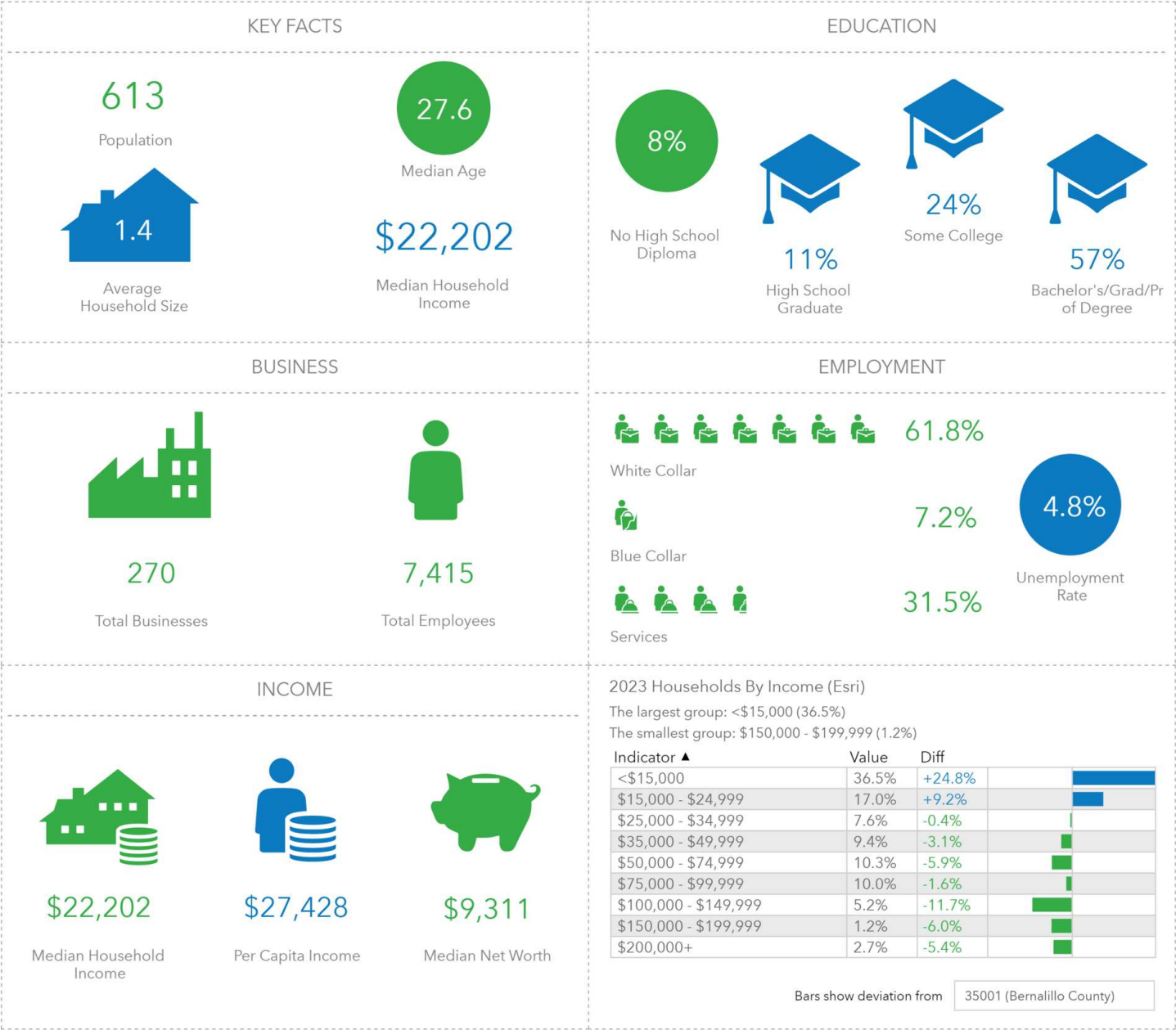
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1 MINUTE DRIVE TIME DEMOGRAPHICS

Key Facts

218 Gold Ave SW, Albuquerque, New Mexico, 87102
Drive time of 1 minute



This infographic contains data provided by Esri, Esri-Data Axle. The vintage of the data is 2023, 2028. © 2023 Esri

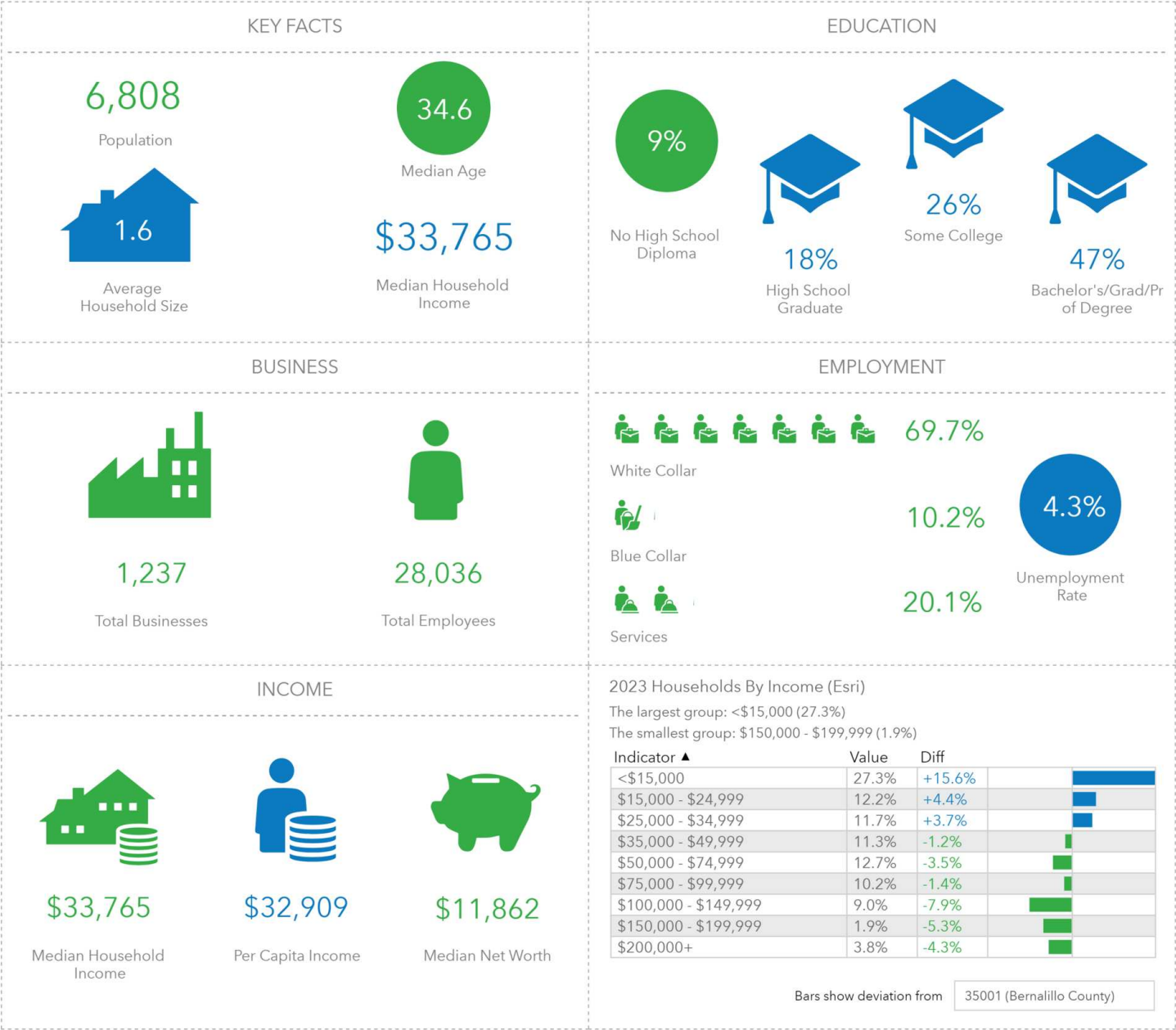
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3 MINUTES DRIVE TIME DEMOGRAPHICS

Key Facts

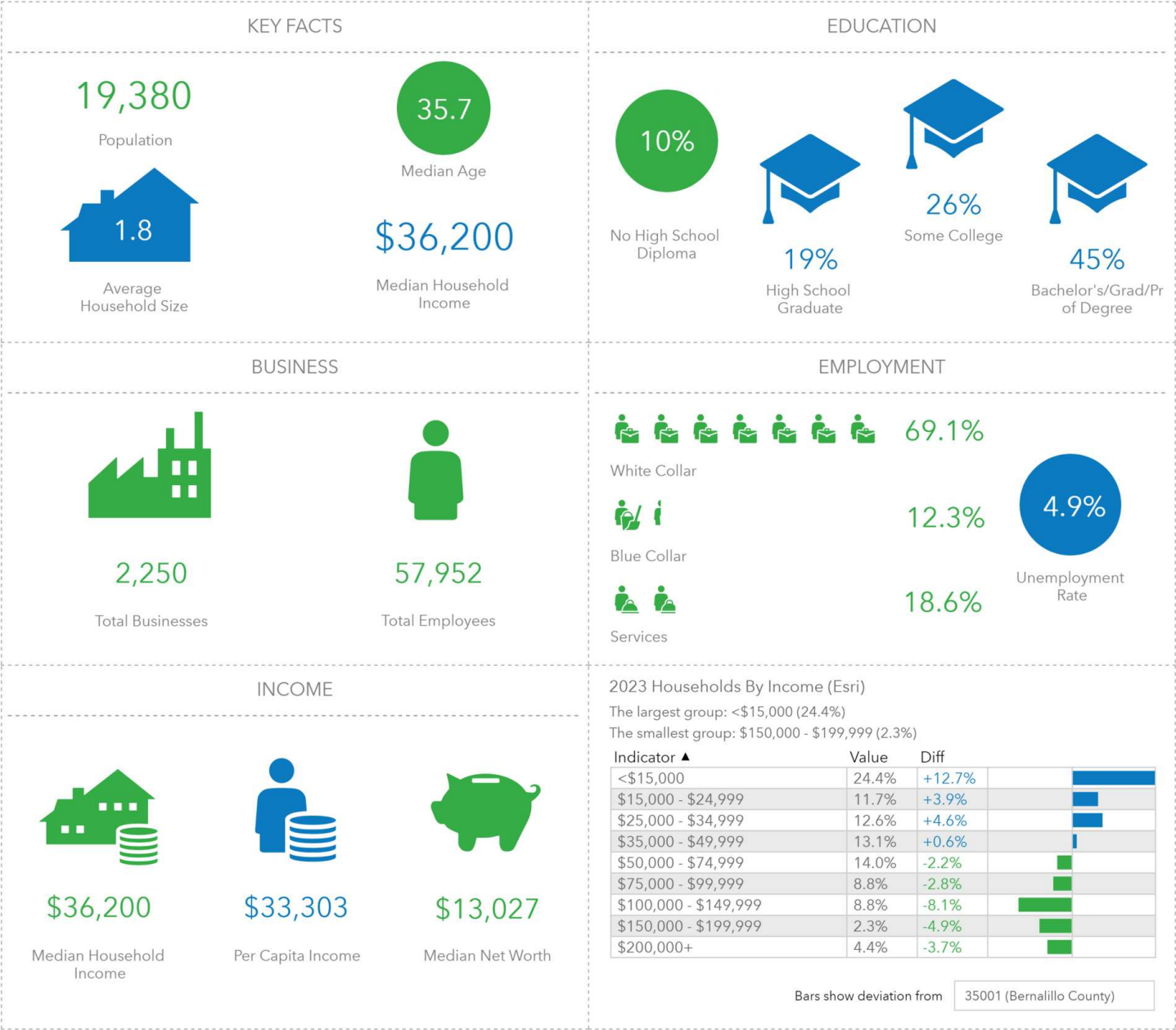
218 Gold Ave SW, Albuquerque, New Mexico, 87102
Drive time of 3 minutes



5 MINUTES DRIVE TIME DEMOGRAPHICS

Key Facts

218 Gold Ave SW, Albuquerque, New Mexico, 87102
Drive time of 5 minutes



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Traffic Count Map - Close Up

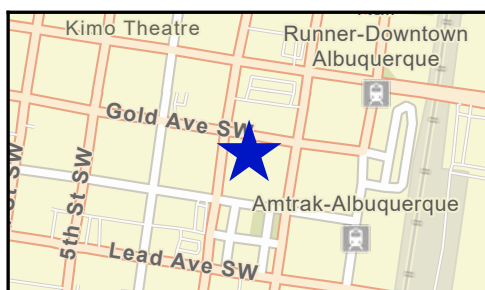
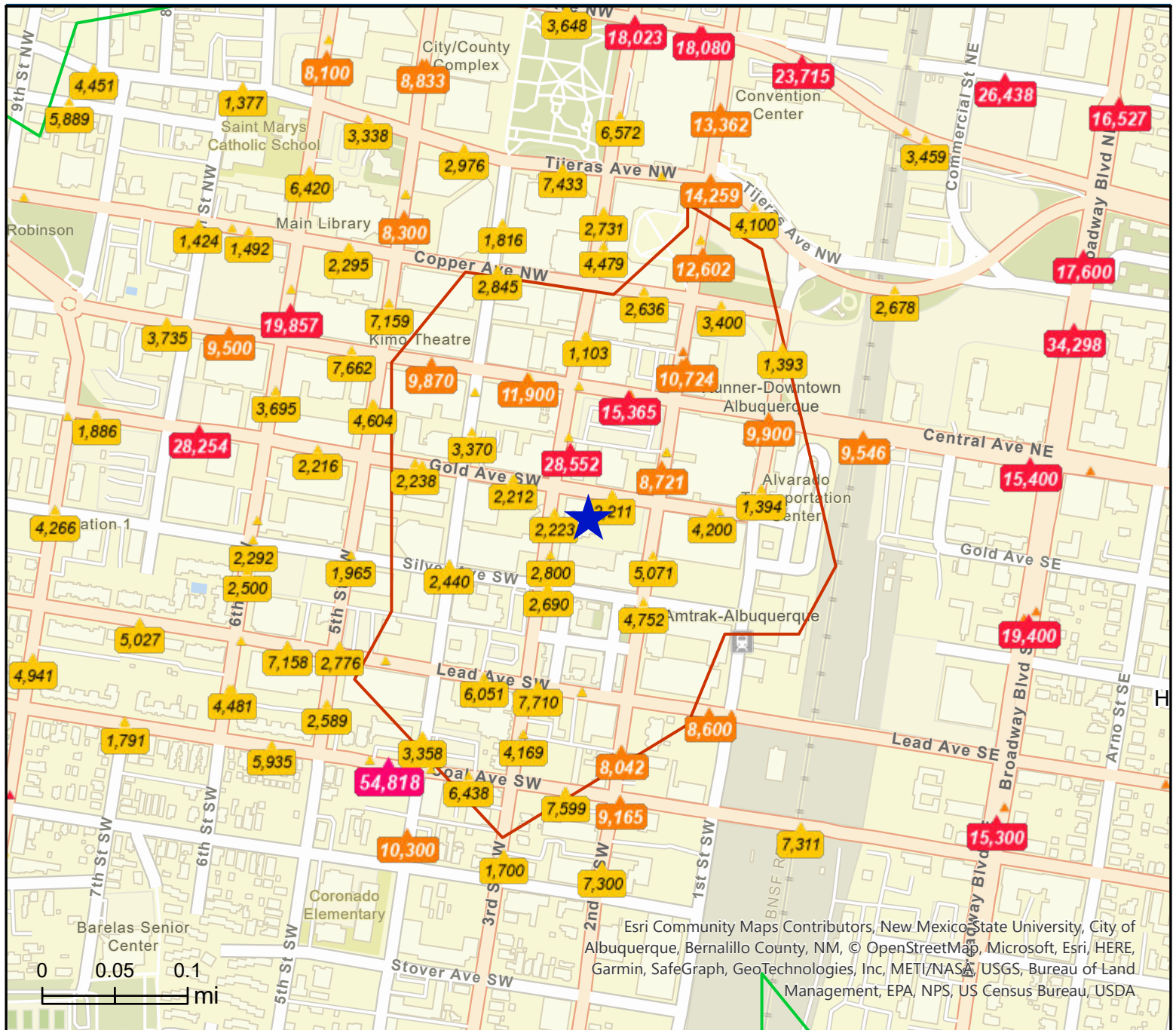
218 Gold Ave SW, Albuquerque, New Mexico, 87102

Drive time: 1, 3, 5 minute radii

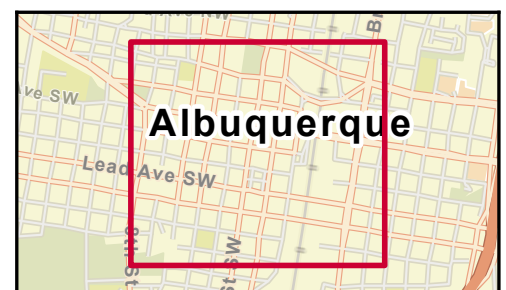
Prepared by Esri

Latitude: 35.08308

Longitude: -106.65028



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2023 Kalibrate Technologies (Q2 2023).

July 18, 2023