

1512 4th St SW

Albuquerque, NM 87102



BERKSHIRE HATHAWAY
NM COMMERCIAL REAL ESTATE



4th Ave SE (+55,000 VDP)

FOR SALE OR LEASE

HIGH-TRAFFIC CORNER
RETAIL/WAREHOUSE
WITH LIVE/WORK +
REDEVELOPMENT UPSIDE



SALE PRICE:
\$1,100,000



LEASE RATE:
\$11 PSF PLUS NNN'S



BUILDING SIZE
5,544 SF



YARD SIZE
0.39 ACRES

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OFFERING MEMORANDUM

The information contained herein was obtained from sources deemed reliable; however, Berkshire Hathaway NM Commercial Real Estate makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.

EXECUTIVE SUMMARY

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LOCATION HIGHLIGHTS:

- » **Prime hard corner** with over **55,000 VPD**
- » **0.5 miles to I-25**
- » **1 mile to Downtown Albuquerque**
- » Surrounded by dense urban neighborhoods, retail, and transit

POTENTIAL OPPORTUNITIES:

- » Auto shop or contractor yard
- » Live/work owner-user
- » Income-producing investment with residential + parking
- » Urban infill redevelopment site
- » Lease-to-own potential for the right operator



PROPERTY DESCRIPTION:

Positioned at the signalized corner of 4th St and Avenida César Chávez, this property commands exceptional exposure with **55,000+ vehicles per day**. The **5,544 SF** building sits on **0.39 acres** spanning **two fenced yard lots**, making it ideal for a range of users — from auto-based operations to developers seeking a prominent infill site.

The property includes a **fully equipped 2 bed / 1 bath upstairs apartment**, creating a rare **live/work opportunity** or an additional rental income stream. With flexible zoning and ownership open to **sale, lease, or lease-to-own**, this site delivers location, versatility, and long-term upside.

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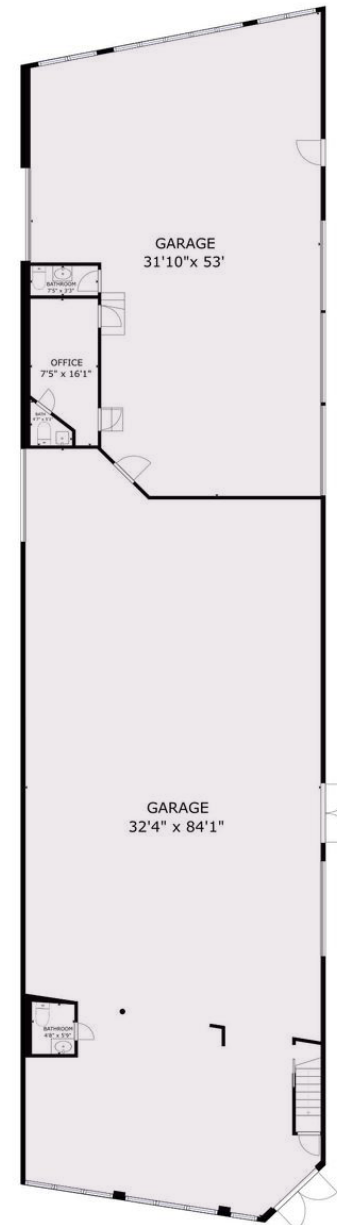
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OFFERING DETAILS:

ADDRESS:	1512 4th St SW, Albuquerque, NM 87102
BUILDING SIZE:	5,544 SF Total Showroom/Warehouse: 2,772 SF Warehouse/Shop: 1,700 SF w/ 12' ceilings Residential Apartment: 756 SF, 2 Bed/1 Bath, Full Kitchen & Bath
LOT SIZE:	16,988 SF (0.39 acres) across two fenced yard areas
ROLL-UP DOORS:	7 total 10' x 10' each
ELECTRICAL:	3 separate power panels + 3-phase power
ADDITIONAL EQUIPMENT:	Air compressor included
EXTRAS:	2 covered carports, paid parking revenue potential

2024 AREA DEMOGRAPHICS (5-MILE RADIUS):

- » **Population:** 229,150
- » **Average Household Income:** \$67,304



FLOOR 1



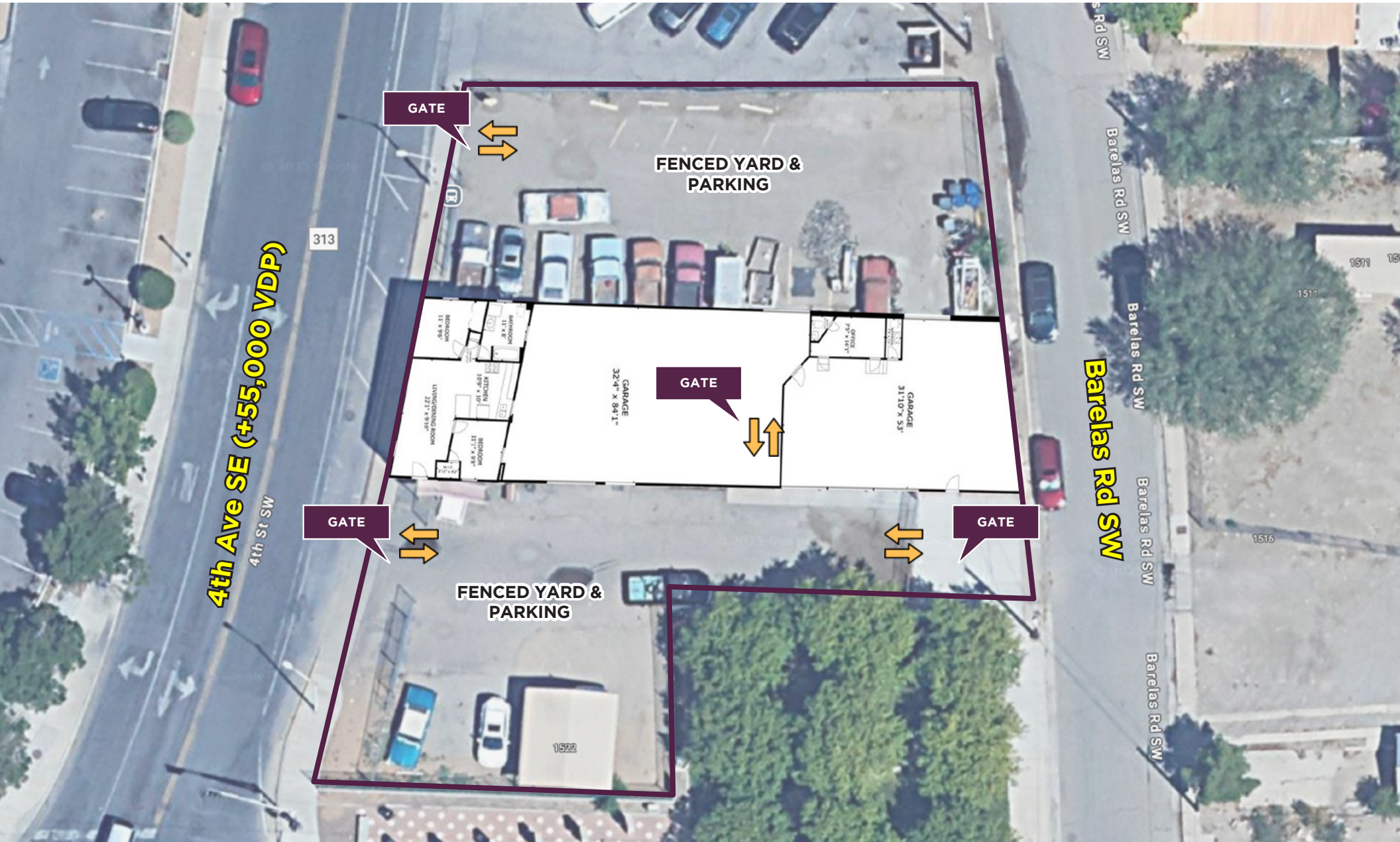
FLOOR 2

SITE OVERLAY

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AERIAL PHOTOS

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EXTERIOR PHOTOS

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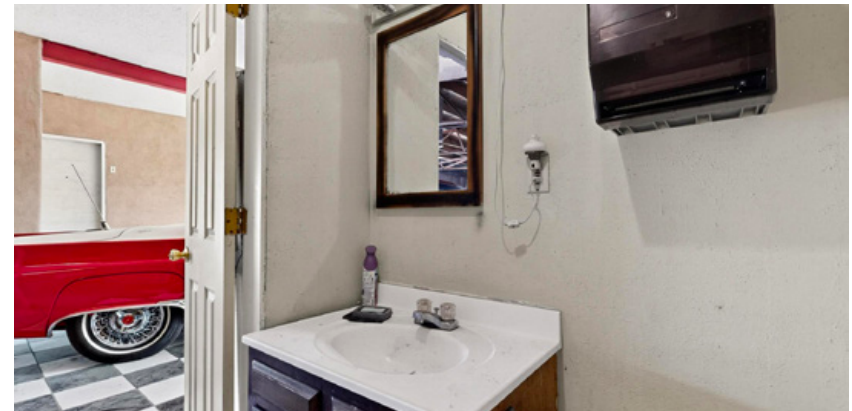


WAREHOUSE/SHOP PHOTOS

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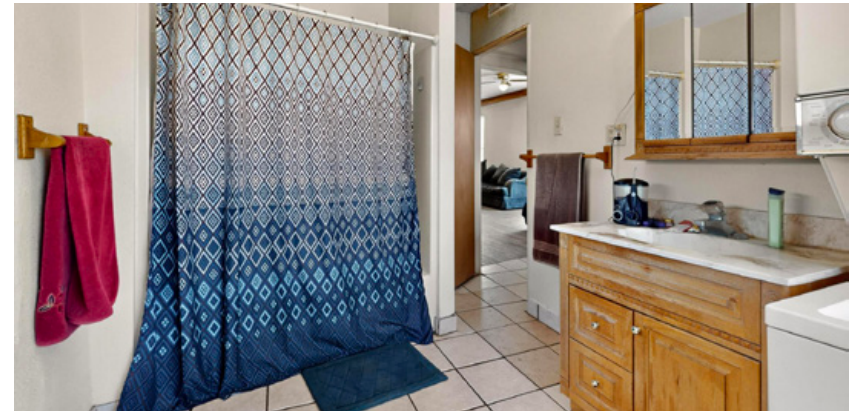


RESIDENTIAL APARTMENT PHOTOS

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LOCATION MAP

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