



PREMIER DOWNTOWN NIGHTCLUB/RESTAURANT DESTINATION

NWQ GOLD AVE & 2ND ST
211 GOLD AVENUE SOUTHWEST, ALBUQUERQUE, NM 87102



100% LEASED

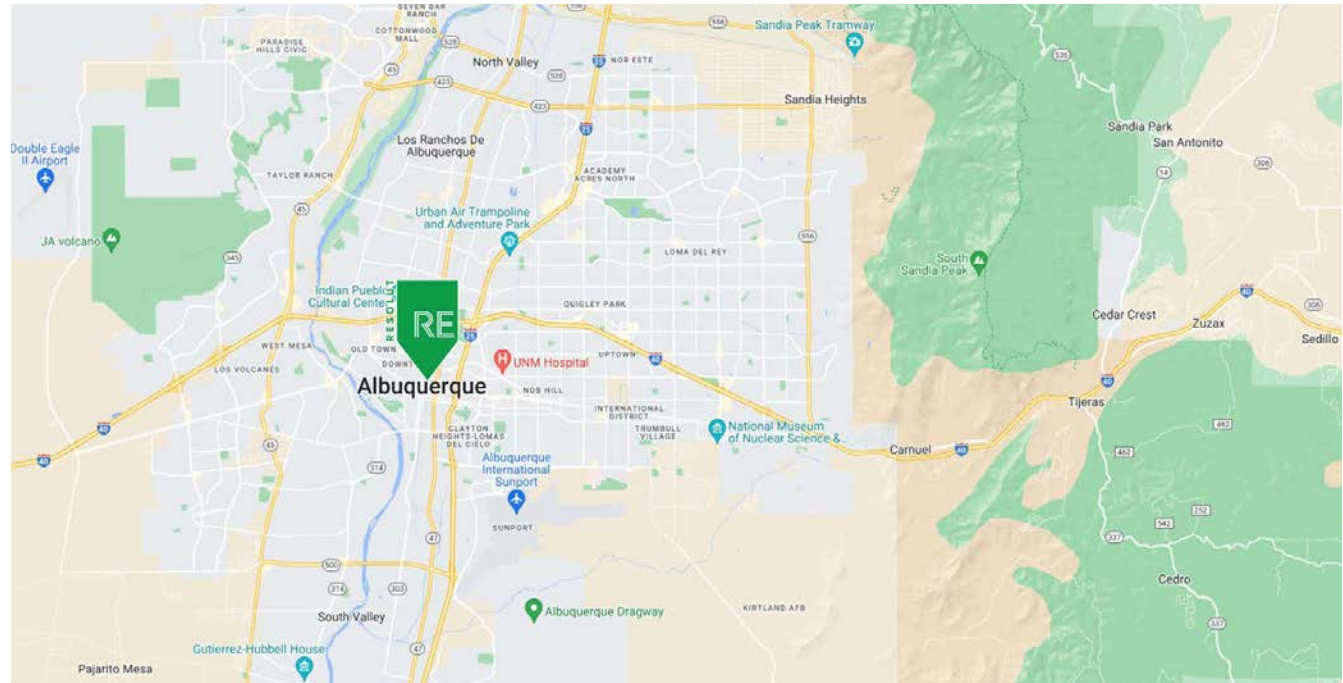
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PROPERTY HIGHLIGHTS

- Turn-key nightclub or simple restaurant conversion
- All FF&E conveys with building sale
- Interior renovation completed in 2022
- Iconic Downtown location with 3 surrounding paid parking lots
- Great low price below appraised value



AREA TRAFFIC GENERATORS



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DEMOGRAPHIC SNAPSHOT 2023



93,287
POPULATION
3-MILE RADIUS



\$75,427.00
AVG HH INCOME
3-MILE RADIUS



109,608
DAYTIME POPULATION
3-MILE RADIUS



TRAFFIC COUNTS
Gold Ave: 2,273 VPD
2nd St: 6,242
(Sites USA 2023)

PROPERTY OVERVIEW

The Tantra Nightclub has gone by many names over the years but has always been a Downtown Albuquerque staple. This two-story building is a turn-key nightclub operation with an impressive bar, two dance floors, a mezzanine VIP area, and DJ sound stage. The property is in great shape with a recent renovation in 2022, which included service to the roof and HVAC, and still operates on a weekly basis. FF&E can convey with the building purchase if the new owner wants to continue to operate as a nightclub. The property also has the ability to be converted to a restaurant or pub using much of the existing plumbing, bar setup, and walk-ins.

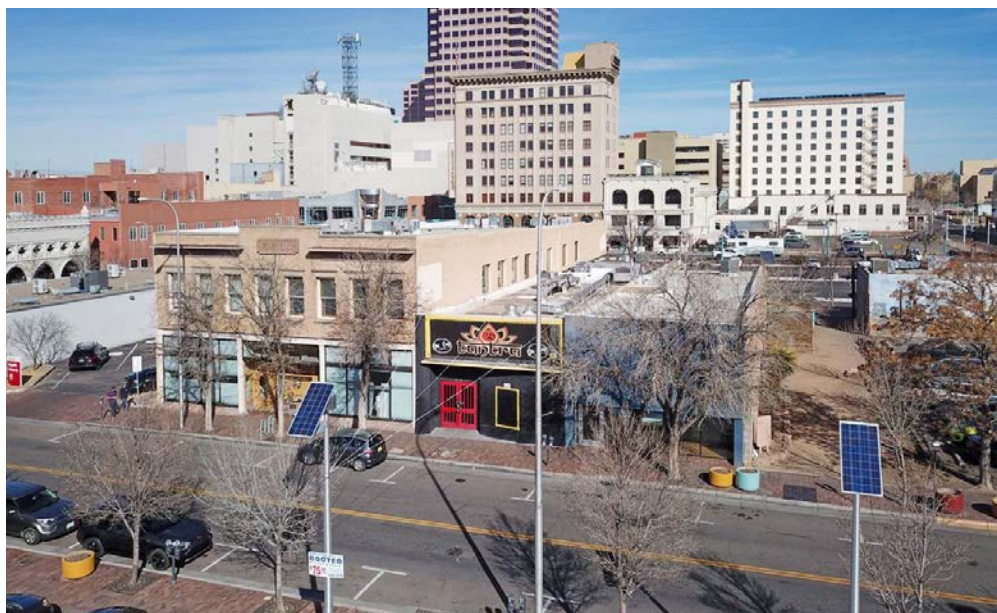
LOCATION OVERVIEW

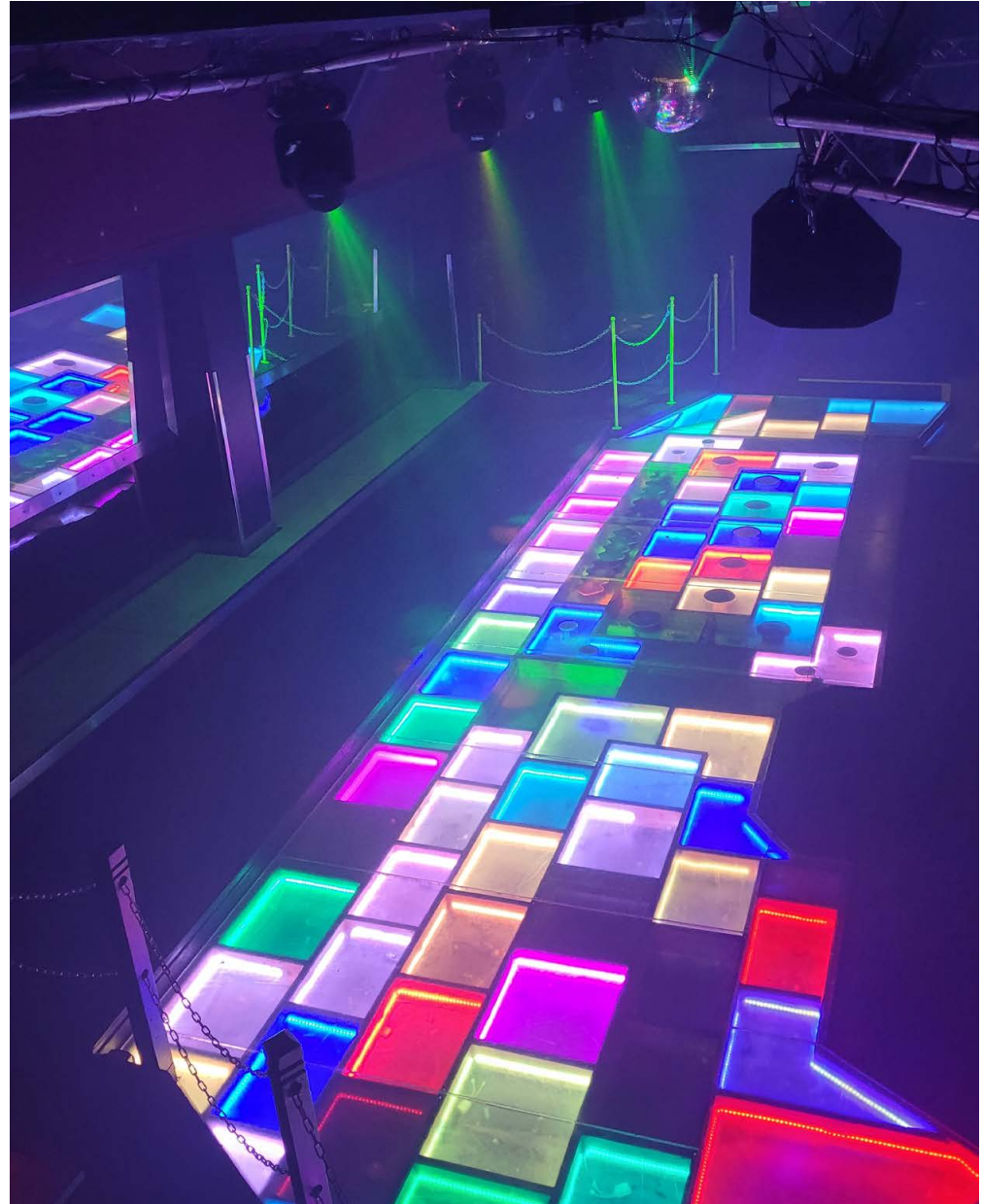
211 Gold is located in Downtown Albuquerque at the northwest quadrant of Gold Ave and 2nd St. Being located off Central Ave has its perks; mainly the distance from competing nightclubs, avoiding the shut down streets on the weekends and access to surrounding parking lots on the busy weekends. This building is situated among local restaurants, coffee shops, office tenants, and apartments in this dense sector of Albuquerque's urban core.

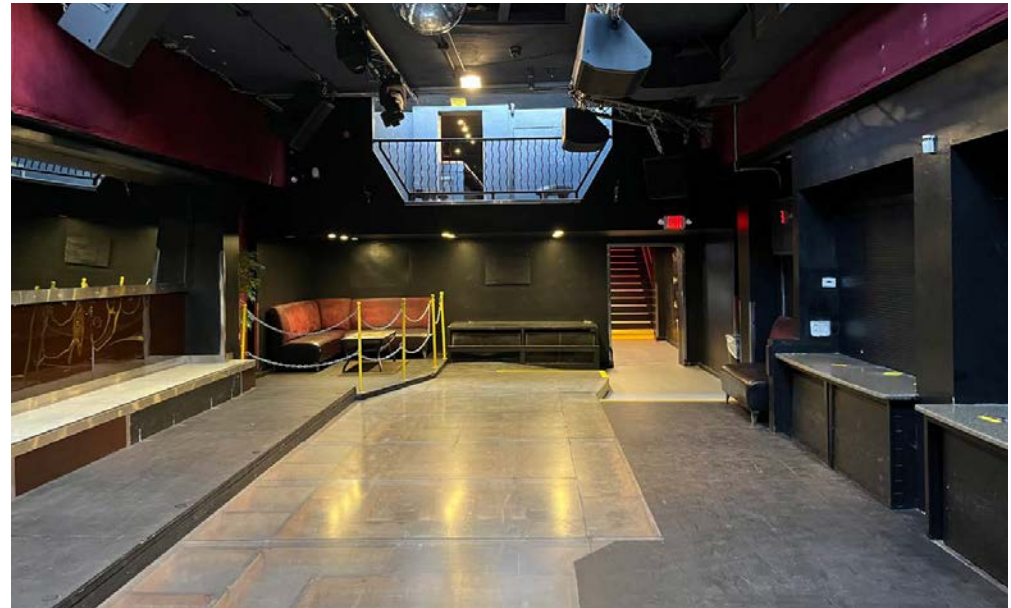
PROPERTY OVERVIEW

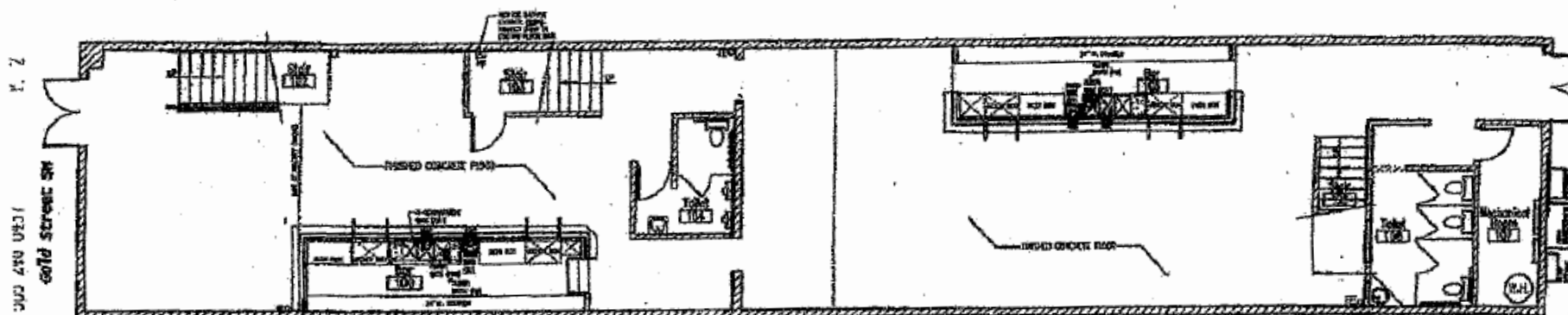
Available SF:	100% Leased
Lot Size:	0.0815
Zoning:	MX-FB-UD
Submarket:	Downtown



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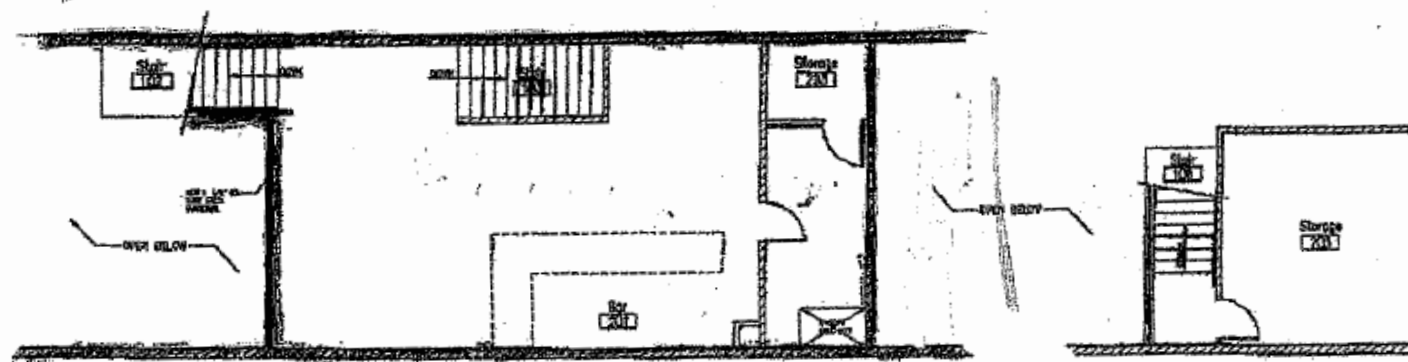






Lower Floor Plan

BUILDING DATA	
LOCATION	211 GOLD STREET SW ALBUQUERQUE, NM
PERMITS ON	1997 LBY
PERMIT NO.	21
REMARKS	1997 LBY



Upper Floor Plan

Upper Floor Plan

211 Gold Street SW
Albuquerque NM

1997 LBY

ARCHITECTS

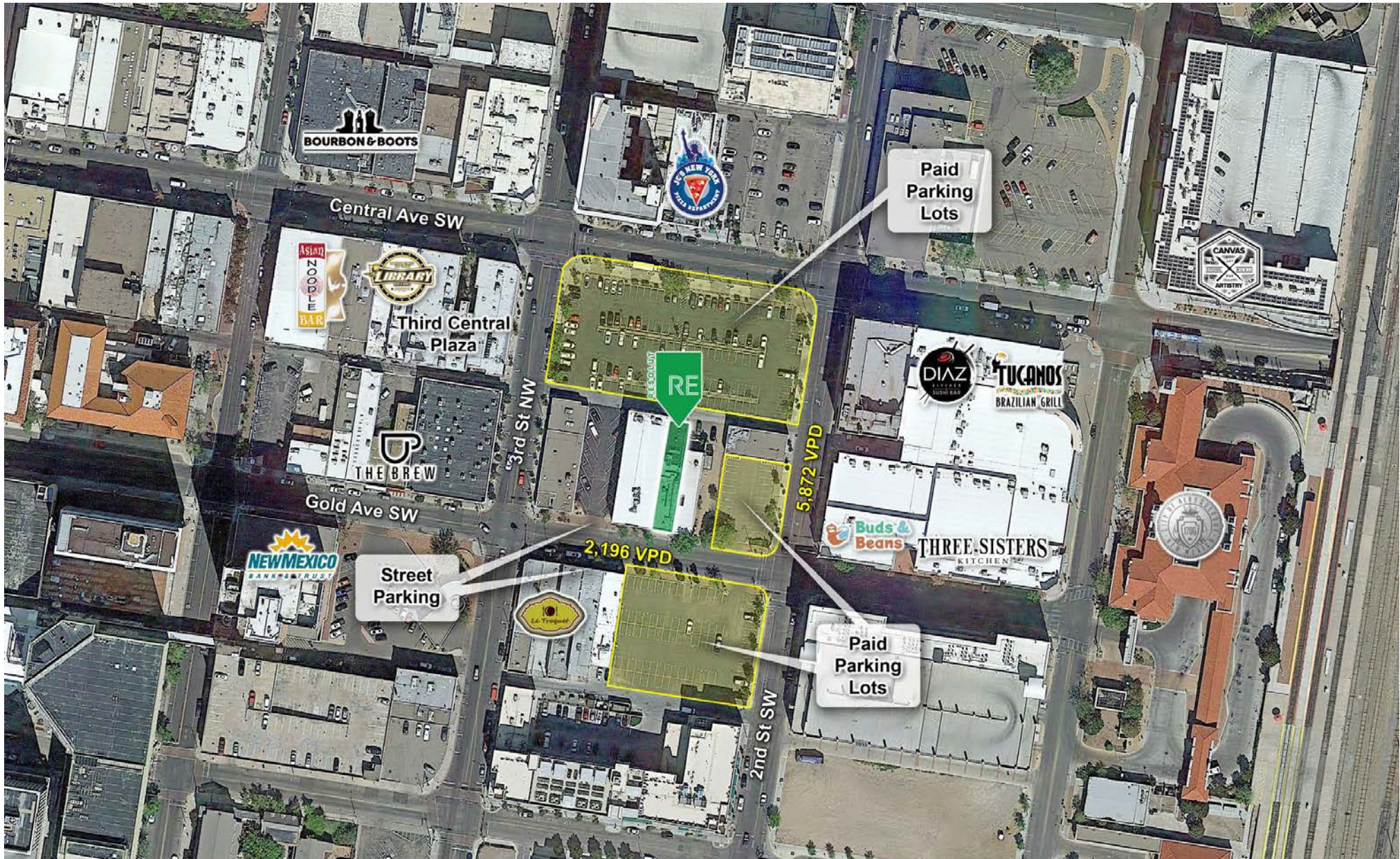
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FLOOR PLANS

date:
5-10-02

sheet:
A1 of 1

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