



# LIVE/WORK OPPORTUNITY OWNER FINANCING AVAILABLE

BROADWAY BLVD SE & BETHEL RD SE  
2801 BROADWAY BLVD SE, ALBUQUERQUE, NM 87102



**SOLD**

**AVAILABLE SPACE**  
3,555 SF

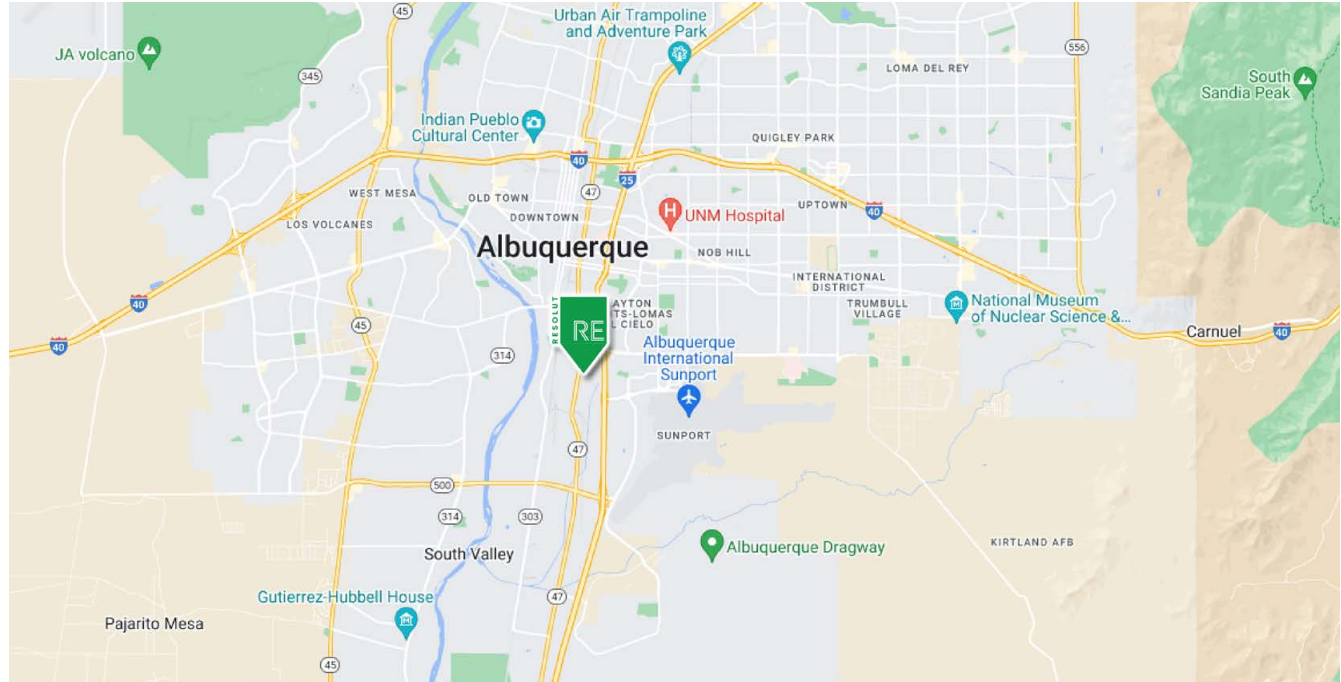
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## PROPERTY HIGHLIGHTS

- Attached Home, Live / Work Opportunity
- Owner Financing Available
- Complete Operational Kitchen / Restaurant
- Investment Opportunity
- HUB ZONE
- OPPORTUNITY ZONE



## AREA TRAFFIC GENERATORS



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## DEMOGRAPHIC SNAPSHOT 2023



**64,491**  
**POPULATION**  
3-MILE RADIUS



**\$65,466.00**  
**AVG HH INCOME**  
3-MILE RADIUS



**79,598**  
**DAYTIME POPULATION**  
3-MILE RADIUS



**TRAFFIC COUNTS**  
Broadway Blvd: 11,347 VPD  
(Costar 2023)



## PROPERTY OVERVIEW

2801 Broadway presents a rare LIVE/WORK opportunity. Discover the extraordinary potential of owning a combined restaurant and residential property. This unique opportunity presents a symbiotic blend of business and lifestyle, offering both a thriving commercial space and a comfortable home in one package. 2801 Broadway and 420 Bethel (3 bedroom home) are both currently leased. Broadway is leased out until Jan of 2026, Bethel is currently on a month to month lease. If you have dreams of owning your own restaurant in the future this is the perfect opportunity ! If you are a local investor that sees the potential in the south broadway area with the new freeway access and the future development at Mesa Del Sol don't miss this opportunity. This turnkey restaurant operation provides a seamless transition for new owners.

## LOCATION OVERVIEW

Situated in a south Broadway busy and growing], this property boasts a prime location with high visibility and foot traffic. The restaurant space is strategically designed for optimal functionality, featuring a corner lot with possible drive-through potential, a spacious dining area, a well-equipped kitchen, and a cozy ambiance.

The attached home allows owners the unique advantage of a live-work lifestyle. Eliminate commuting and enjoy the flexibility of managing your business while residing on the same premises. This setup is particularly appealing for those seeking work-life balance.

Alternatively, the attached home could serve as an additional source of income through rental opportunities. Whether you live on-site or lease out the residential space, this dual-purpose property provides flexibility in your investment strategy. This property offers the rare advantage of diversified income streams. While the restaurant generates revenue from the thriving food business, the attached home presents opportunities for rental income, ensuring a steady financial return.













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