



UNIQUE DOWNTOWN OFFICE/RETAIL

5TH ST SW AND COAL AVE SW
419 Coal Avenue Southwest Albuquerque, NM 87102



FOR SALE

AVAILABLE
2,500 SF

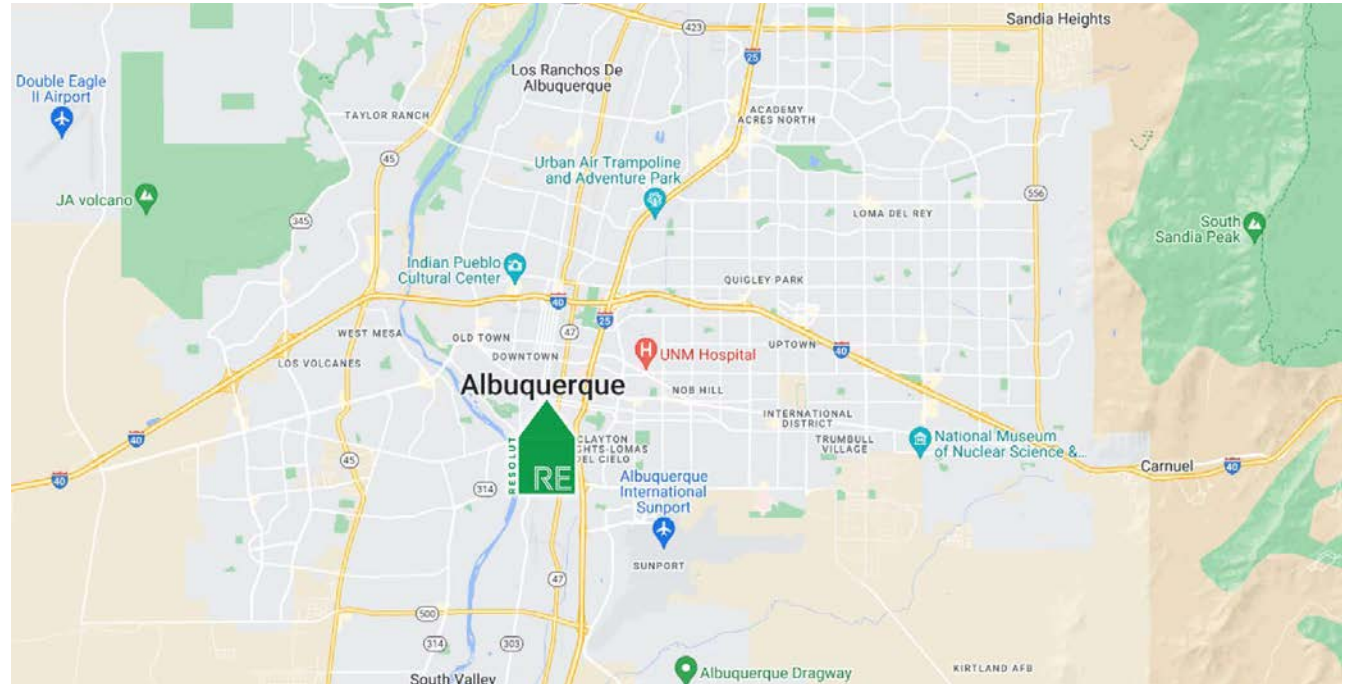
PRICE
\$675,000

Martin Richardson
mrichardson@resolutre.com
505.337.0777

Jeremy Salazar
jsalazar@resolutre.com
505.337.0777

PROPERTY HIGHLIGHTS

- Great Retail or Office Property
- Updated Wiring, Electrical Systems, and Plumbing
- Two Year Old Stucco; Refinished Wood Floors
- Roof Replaced in 2018
- Attic converted into Air BNB with Separate Entrance
- Currently Operating Speakeasy Bar Can Convey with Purchase Including Equipment, Inventory and Furniture



AREA TRAFFIC GENERATORS



Martin Richardson

mrichardson@resolutre.com | 505.337.0777

Jeremy Salazar

jsalazar@resolutre.com | 505.337.0777

DEMOGRAPHIC SNAPSHOT 2024



93,367
POPULATION
3-MILE RADIUS



\$74,363.00
AVG HH INCOME
3-MILE RADIUS



104,707
DAYTIME POPULATION
3-MILE RADIUS



TRAFFIC COUNTS
Coal Ave SW: 4,400 VPD
5th St SW: 752 VPD
(Sites USA 2024)

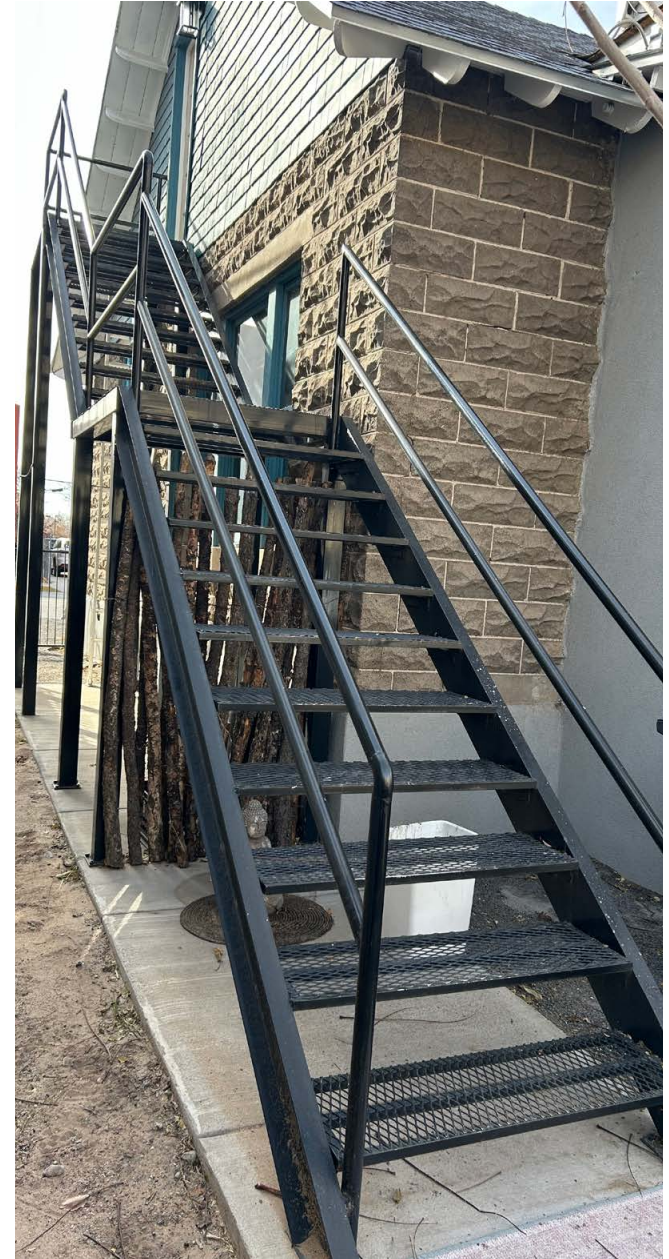


UNIQUE DOWNTOWN OFFICE/RETAIL | 419 Coal Avenue Southwest Albuquerque, NM 87102









UNIQUE DOWNTOWN OFFICE/RETAIL | 419 Coal Avenue Southwest Albuquerque, NM 87102

