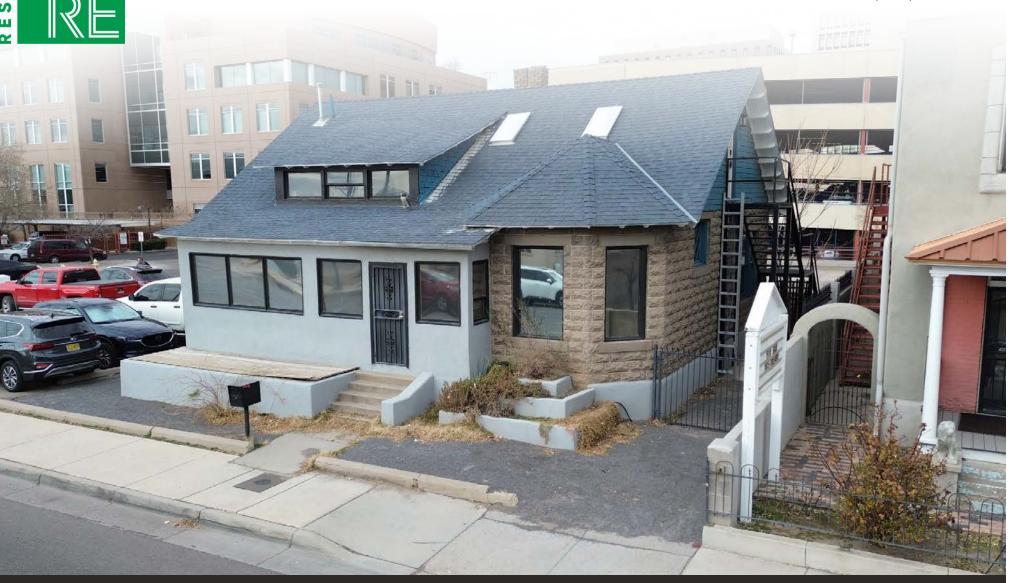
UNIQUE DOWNTOWN OFFICE/RETAIL

5TH ST SW AND COAL AVE SW

419 Coal Avenue Southwest Albuquerque, NM 87102



FOR SALE

0

AVAILABLE 2,500 SF

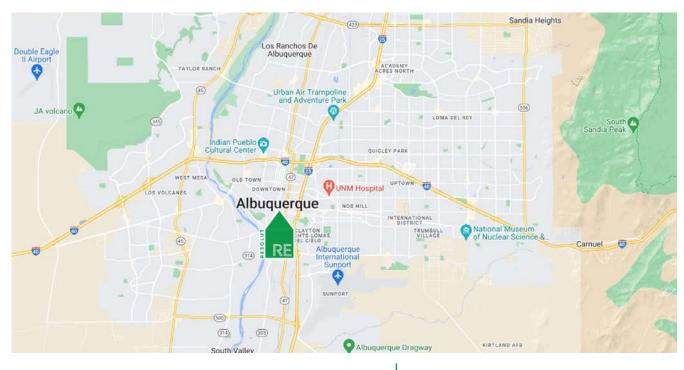
PRICE \$675,000

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 POPULATION3-MILE RADIUS



\$74,363.00 AVG HH INCOME3-MILE RADIUS



104,707

DAYTIME POPULATION

3-MILE RADIUS



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

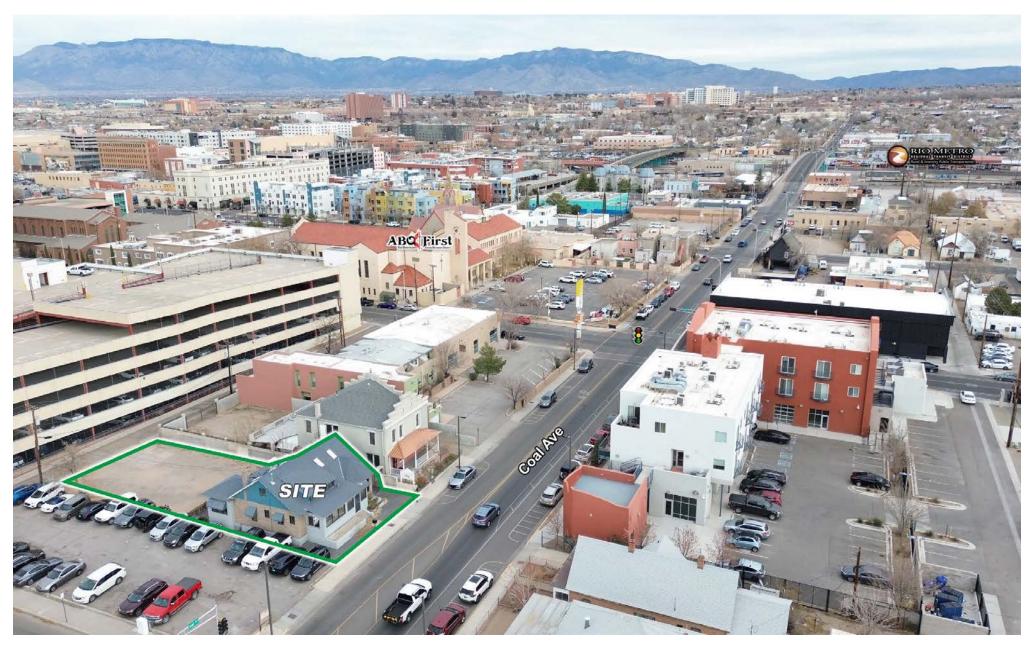




The information contained herein was obtained from sources deemed reliable; however, RESOLUT RE makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice. RESOLUT RE, which provides real estate brokerage services, is a division of Reliance Retail, LLC, a Texas Limited Liability Company.







The information contained herein was obtained from sources deemed reliable; however, RESOLUT RE 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. RESOLUT RE, which provides real estate brokerage services, is a division of Reliance Retail, LLC, a Texas Limited Liability Company.





The information contained herein was obtained from sources deemed reliable; however, RESOLUT RE 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. RESOLUT RE, which provides real estate brokerage services, is a division of Reliance Retail, LLC, a Texas Limited Liability Company.











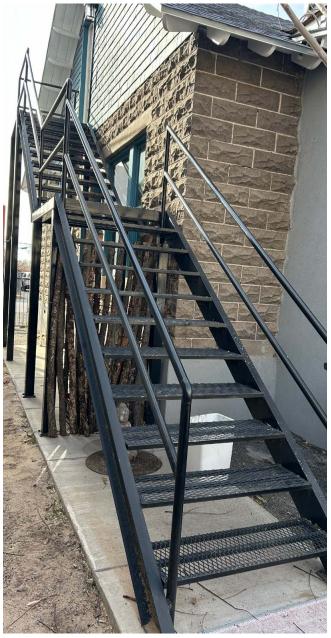
The information contained herein was obtained from sources deemed reliable; however, RESOLUT RE makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice. RESOLUT RE, which provides real estate brokerage services, is a division of Reliance Retail, LLC, a Texas Limited Liability Company.





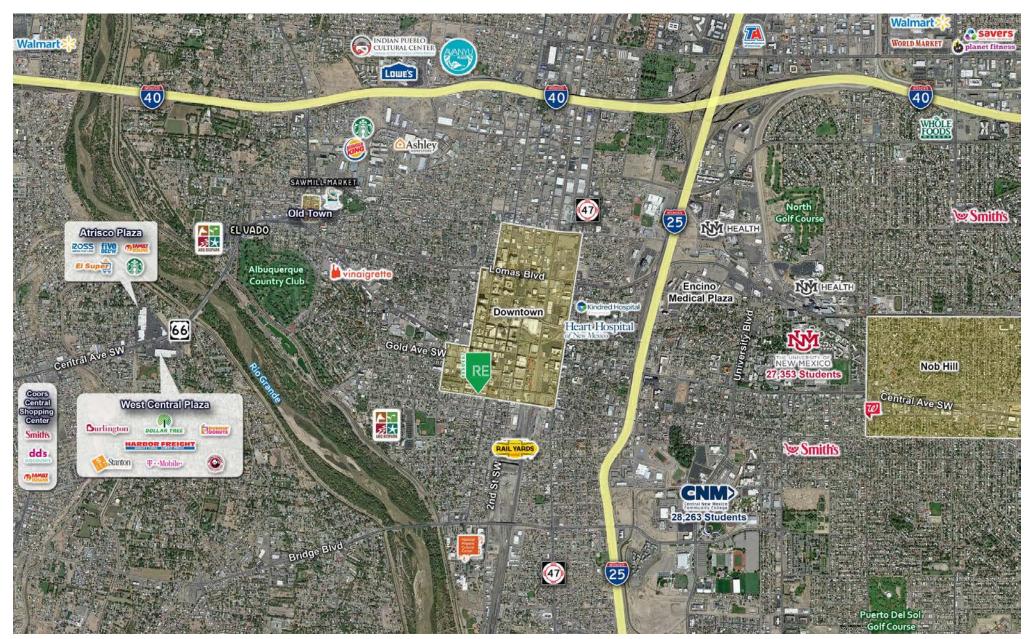






The information contained herein was obtained from sources deemed reliable; however, RESOLUT RE makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice. RESOLUT RE, which provides real estate brokerage services, is a division of Reliance Retail, LLC, a Texas Limited Liability Company.





The information contained herein was obtained from sources deemed reliable; however, RESOLUT RE makes no guaranties 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. RESOLUT RE, which provides real estate brokerage services, is a division of Reliance Retail, LLC, a Texas Limited Liability Company.