



MODERN DOWNTOWN STANDALONE OFFICE

SEC OF 2ND ST NW AND MARBLE AVE NW
924 2nd Street Northwest Albuquerque, NM 87102



**FOR SALE
OR LEASE**

AVAILABLE
5,000 SF

SALE PRICE
\$1,000,000
LEASE RATE
\$17.00/Modified Gross

Billy Lehmann
blehmann@resolutre.com
505.337.0777

Jeremy Salazar
jsalazar@resolutre.com
505.337.0777

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PROPERTY HIGHLIGHTS

- 5,000 SF Building Currently Demised into Two Suites--An Office Suite and a Bar/Distillery.
- Approximately 2,800 SF Vacant and Available for Tenant or Owner/User.
- The Office Suite Features Multiple Private Offices, Conference Room, Reception, and ample Open Office Area.
- Bar/Distillery Suite, approximately 2,200 SF, is Separately Addressed (120 Marble NW) with an Existing Tenant in Place.



AREA TRAFFIC GENERATORS



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Jeremy Salazar

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DEMOGRAPHIC SNAPSHOT 2024



95,430
POPULATION
3-MILE RADIUS



\$80,752.00
AVG HH INCOME
3-MILE RADIUS



116,166
DAYTIME POPULATION
3-MILE RADIUS



TRAFFIC COUNTS
2nd St NW: 4,730 VPD
Marble Ave NW: 322 VPD
(Sites USA 2024)

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PROPERTY OVERVIEW

924 Second St NW is a freestanding, 5,000 SF building located just north of Albuquerque's downtown core. The building is currently demised into two suites--a vacant 2,800 SF office with modern finishes and a 2,200 SF bar/distillery.

Office suite consists of multiple private offices, a conference room, reception, and ample open office area all with a clean, modern look. In addition there is a well appointed kitchen and two restrooms. The office suite can be further demised to accomodate two separate tenants.

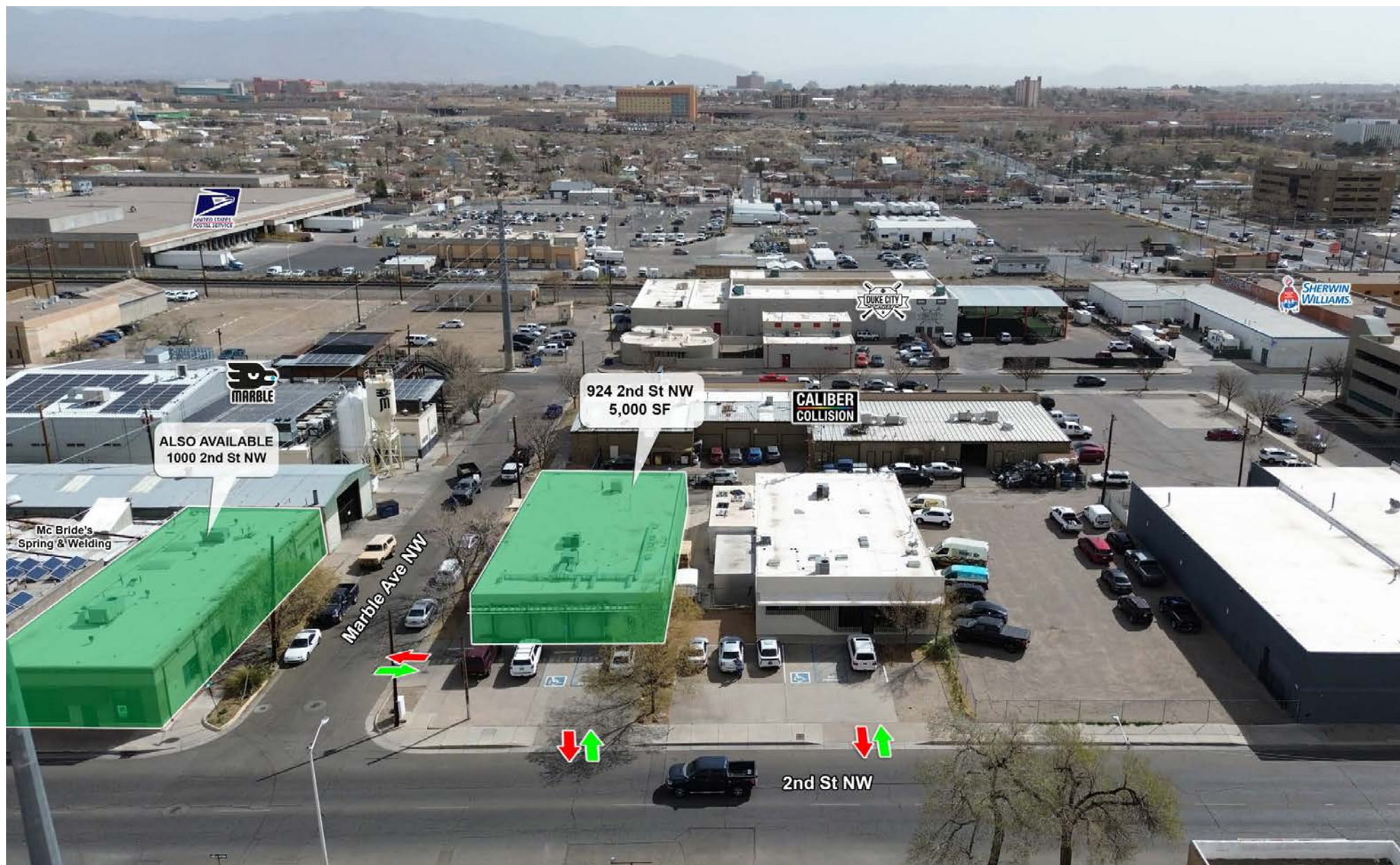
Bar/Distillery (120 Marble Ave NW) is the separately addressed, second suite located at the east side of the building. Still Spirits, a local bar/distillery, has a lease in place until November 2028, providing a new owner with rental revenue.

PROPERTY OVERVIEW

Sale Price:	\$1,000,000
Lease Rate:	\$17.00/Modified Growth
Building Size:	5,000 SF
Lot Size:	0.14 AC
Zoning:	MX-M
Submarket:	Downtown

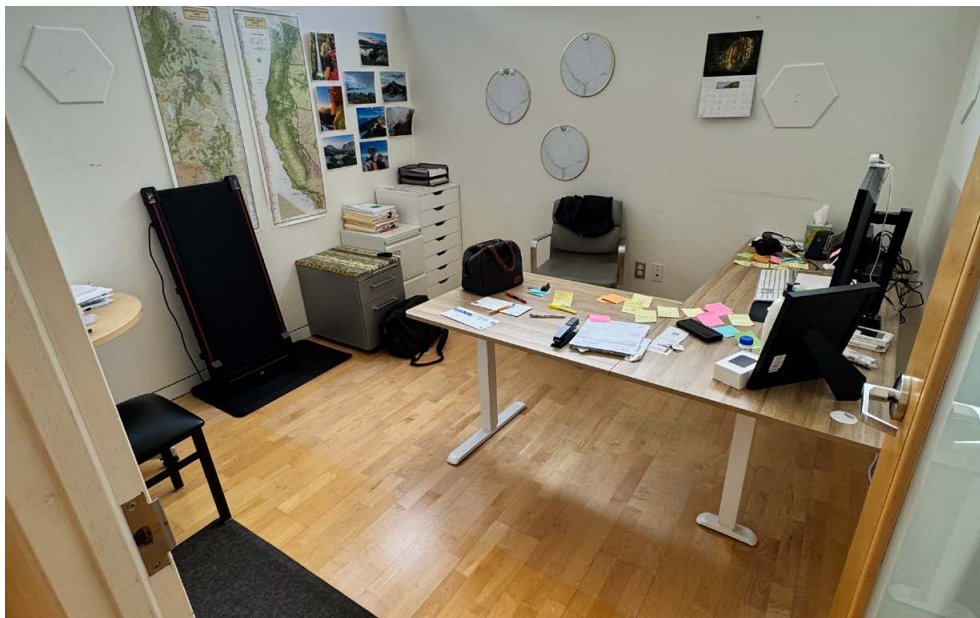
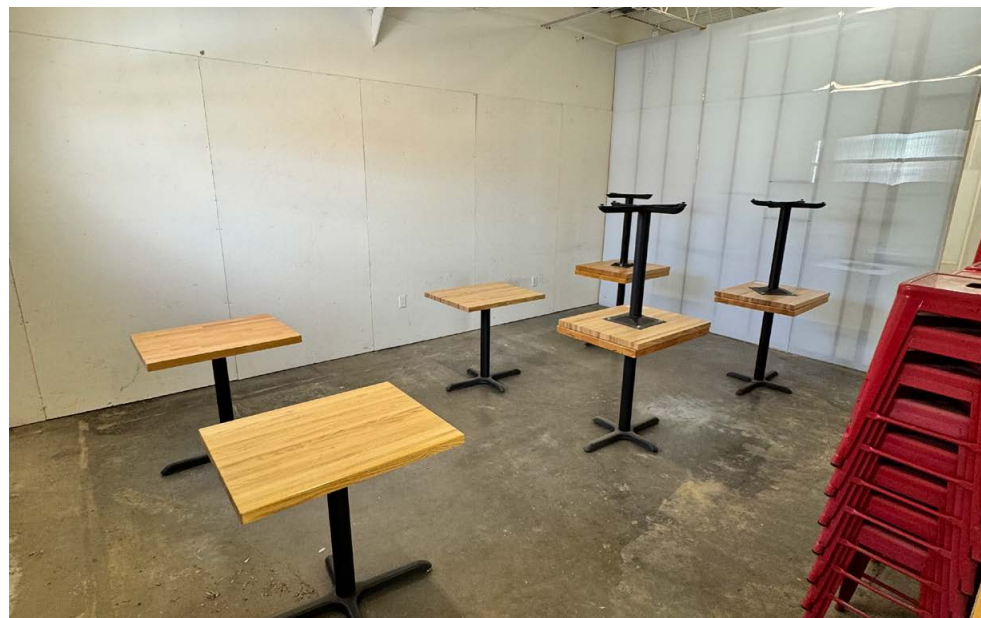
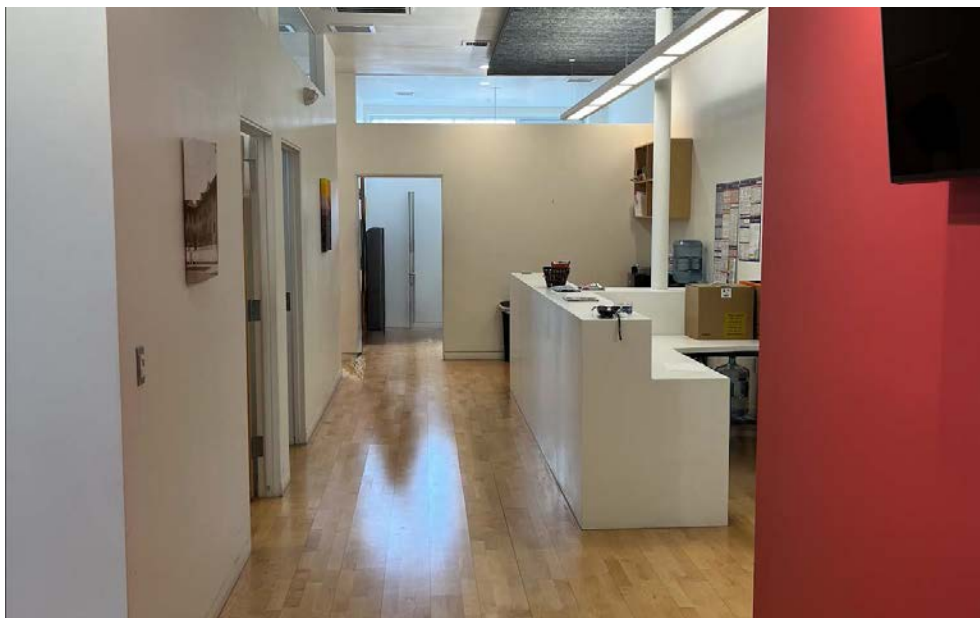


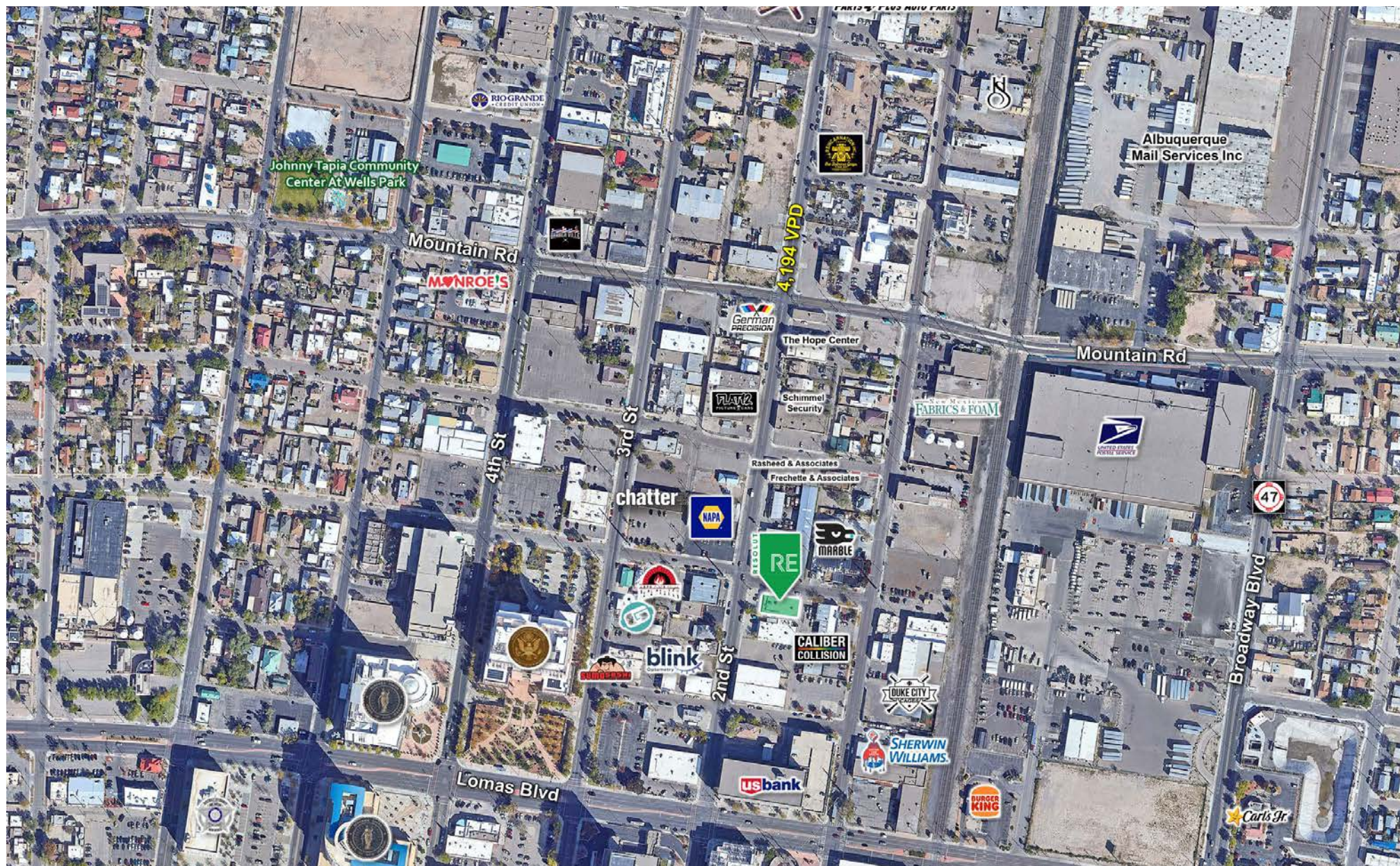
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