



DOWNTOWN OFFICE COTTAGE

5TH ST NW AND MOUNTAIN RD NW
1008 5th Street Northwest Albuquerque, NM 87102



FOR SALE

AVAILABLE SPACE
1,000 SF

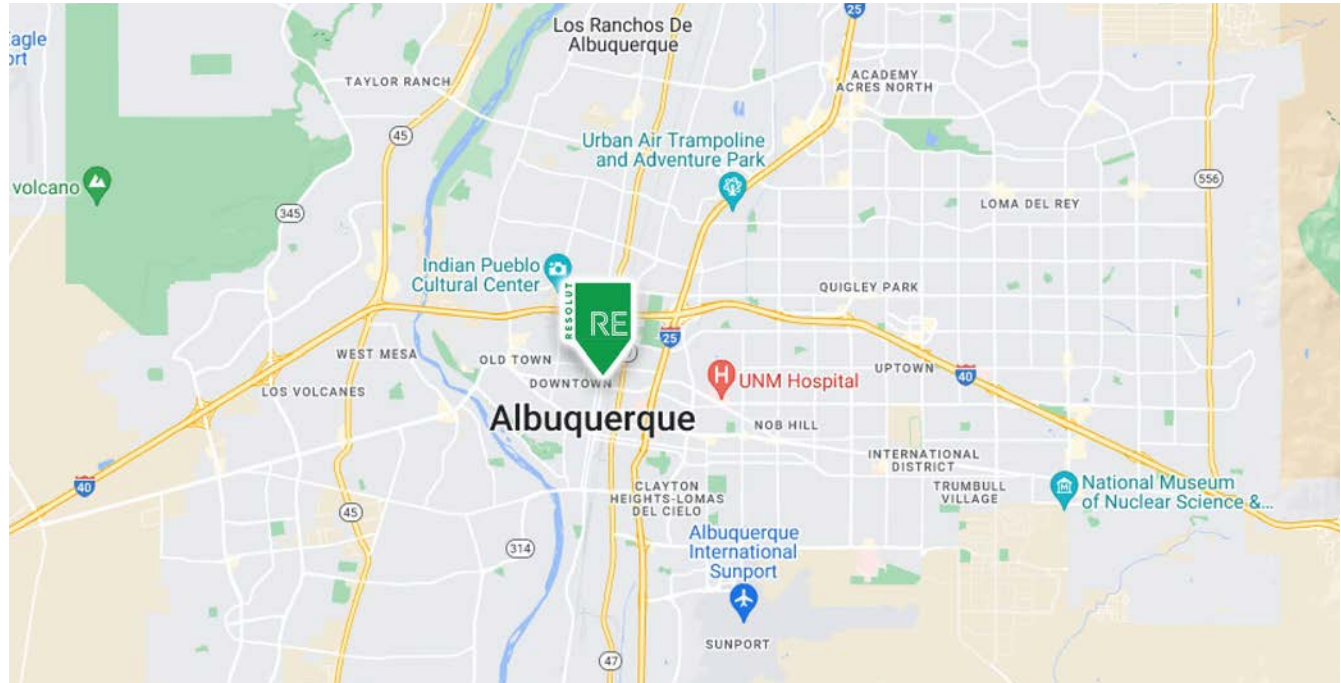
PRICE
\$319,000

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PROPERTY HIGHLIGHTS

- Former Law Office – existing professional-office configuration
- Established Legal/Professional Area
- Residential Character, Professional Functionality
- Refinished Wood Floors
- New Plumbing
- Approx. 4 Year Old HVAC Unit
- Pitched Metal Roof, Approx. 12 years old
- Basement for Additional Storage (not included in Total SF)



AREA TRAFFIC GENERATORS



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DEMOGRAPHIC SNAPSHOT 2026



95,679
POPULATION
3-MILE RADIUS



\$89,696.00
AVG HH INCOME
3-MILE RADIUS



116,480
DAYTIME POPULATION
3-MILE RADIUS



TRAFFIC COUNTS
5th St NW: 4,891 VPD
Mountain Rd NW: 4,765 VPD
(Sites USA 2026)

PROPERTY OVERVIEW

1008 5th Street NW offers a unique opportunity to own a ±1,000 SF freestanding professional office in an established area of Albuquerque surrounded by law firms and other professional users. Most recently occupied as a law office, the property combines the warmth and character of a traditional home with the functionality of a professional workplace.

The building features refinished wood floors and recent improvements including new plumbing, new flooring in the kitchen and bathroom, an approximately four-year-old air-conditioning unit, and a pitched metal roof installed approximately 12 years ago. Its residential-style layout and intimate scale make it particularly well suited for a law firm, accounting practice, counseling office, consulting firm, or other professional owner-user seeking an alternative to a conventional office suite. For a small business looking to transition from leasing to ownership, 1008 5th Street NW provides the opportunity to control its occupancy costs while building equity in a freestanding property.

LOCATION OVERVIEW

1008 5th Street NW is positioned on the northern edge of Downtown Albuquerque within the Courthouse District, an established professional and government hub that is particularly well suited for legal and professional-service users. The property's location on 5th Street offers convenient access to Lomas Boulevard, Downtown Albuquerque, I-25 and I-40, while maintaining the quieter character of the historic residential neighborhoods immediately west of the Downtown core. The surrounding area features an interesting mix of converted residences, professional offices, government facilities and legal-service businesses, making the property's former residential design complementary to the neighborhood rather than typical of a conventional office environment.



PROPERTY DETAILS

Sale Price:	\$319,000
Available SF:	1,000 SF
Zoning:	MX-L
Submarket:	Downtown

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