

For Sale

Unique, Well-Maintained Buildings

ON BROADWAY BLVD. | ADAPTABLE FOR MANY USES

637 Broadway Blvd. SE | Albuquerque, NM 87105

NWC Broadway Blvd. & Hazeldine Ave. SE



SALE PRICE See Advisor

AVAILABLE

- East Building: ±3,030 SF
- West Building: ±1,820 SF
- Total: ±4,850 SF
- Land: ±0.16 Acres

IDO ZONING MX-L

PROPERTY HIGHLIGHTS

- Currently built-out as a martial arts / defense training facility
- Great amenities
- Roll-up door in the West Building
- Nest/Ecobee climate control systems

POTENTIAL INCENTIVE PROGRAMS:

- FTZ Zones
- IRB Eligible
- LEDA Act
- Metro Redevelopment Bond: South Broadway
- New Market Tax Credit
- NM Collateral Assistance Program



This property is in a HUB Zone For small companies operating/employing people in Historically Underutilized Business Zones.



FOR MORE INFORMATION:

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NAI SunVista

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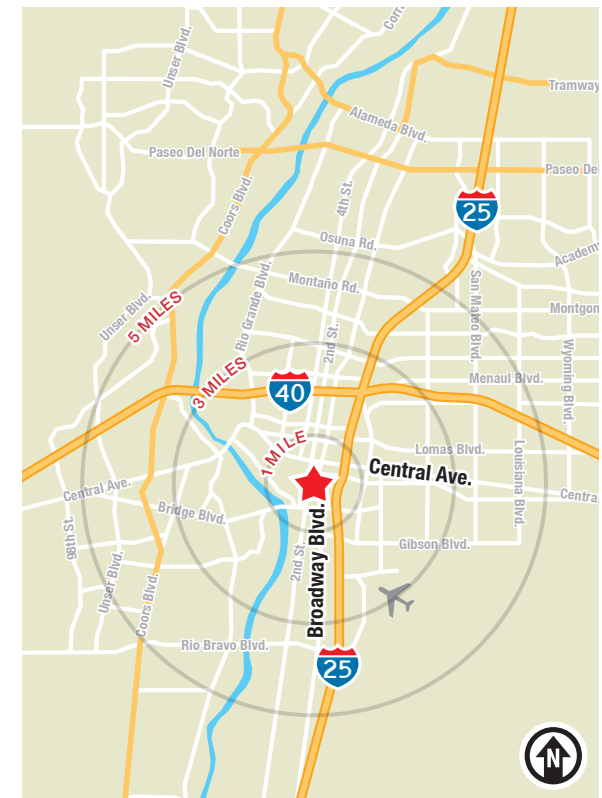
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LOCATION

2020 Demographics	1 mile	3 mile	5 mile
Total Population	13,554	89,487	239,279
Average HH Income	\$43,694	\$59,426	\$57,873
Daytime Employment	34,056	99,574	176,826
2020 Forecasted by Esri			



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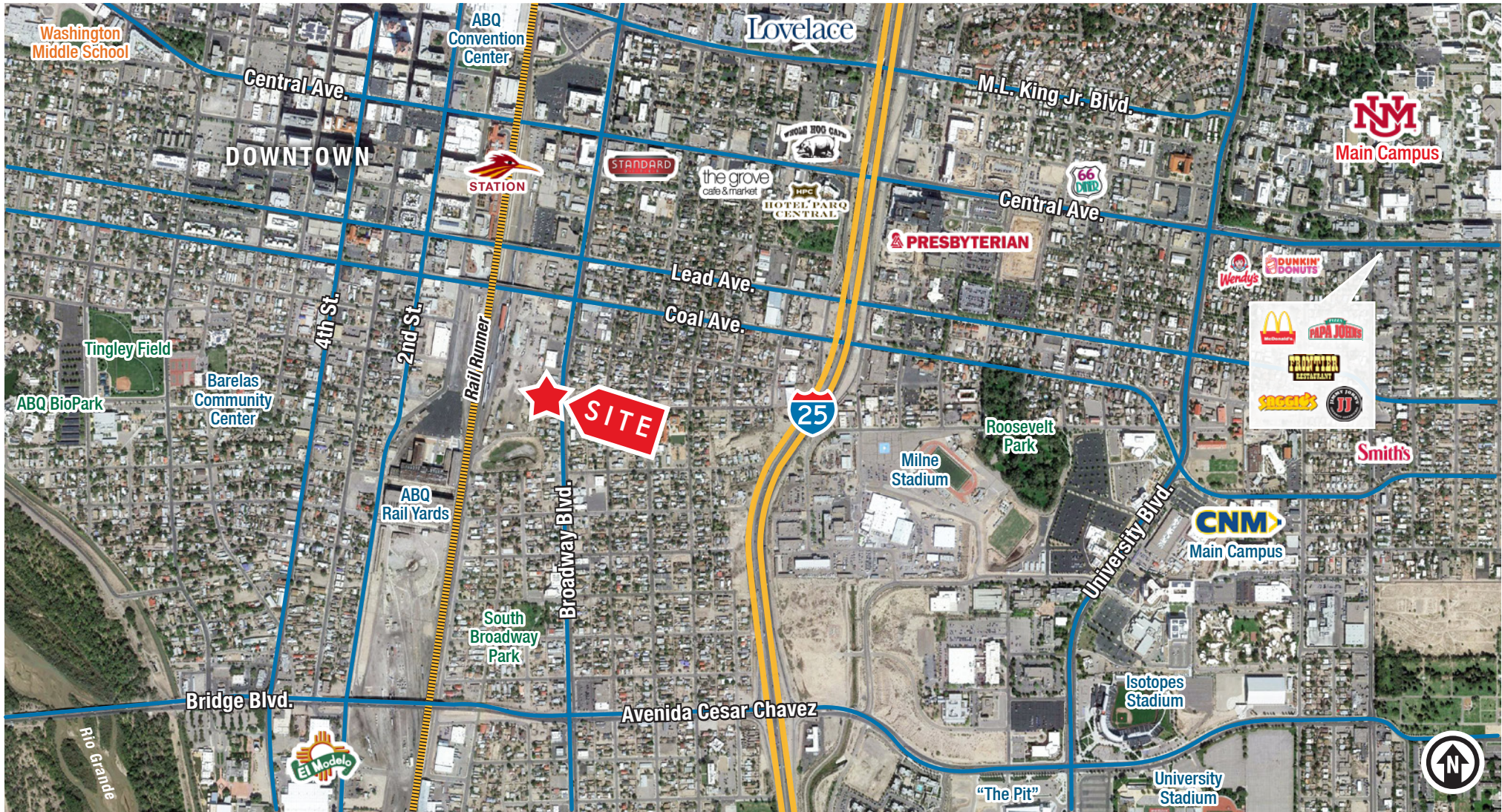
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PHOTOS



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