

For Sale

Versatile Multi-Use Building

LOCATED ON A CORNER LOT JUST NORTH OF GIBSON BLVD.

1515 Yale Blvd. SE | Albuquerque, NM 87106

NWQ Gibson & Yale Blvds. SE



SALE PRICE \$249,000

AVAILABLE

- Building: ±3,500 SF
- Land: ±0.57 Acres

IDO ZONING [MX-M](#) 

PROPERTY HIGHLIGHTS

- Large corner lot with plenty of parking
- Full access & visibility from Yale Blvd.
- Quick access to I-25
- Near bus stop and across from a beautiful park
- Open floor plan
- 2 private offices and 1 large conference room
- Separate men's and women's bathrooms
- Full kitchen buildout
- Alarm and smoke detector system



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



This property is located in an Opportunity Zone A new way to finance in under-served areas.



NAI SunVista

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FOR MORE INFORMATION:

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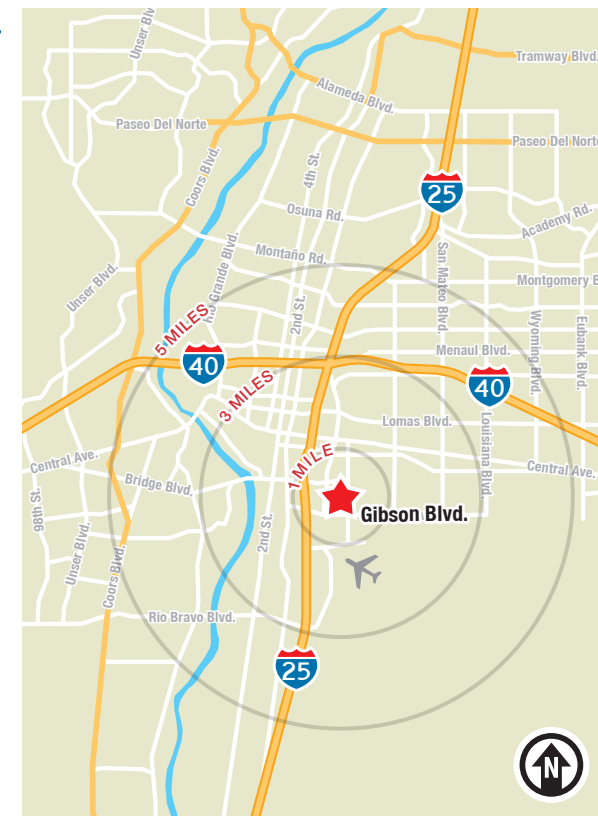
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LOCATION

2021 Demographics	1 mile	3 mile	5 mile
Total Population	12,609	81,326	207,018
Average HH Income	\$47,321	\$59,751	\$58,109
Daytime Employment	9,291	100,070	183,934

2021 Forecasted by Esri



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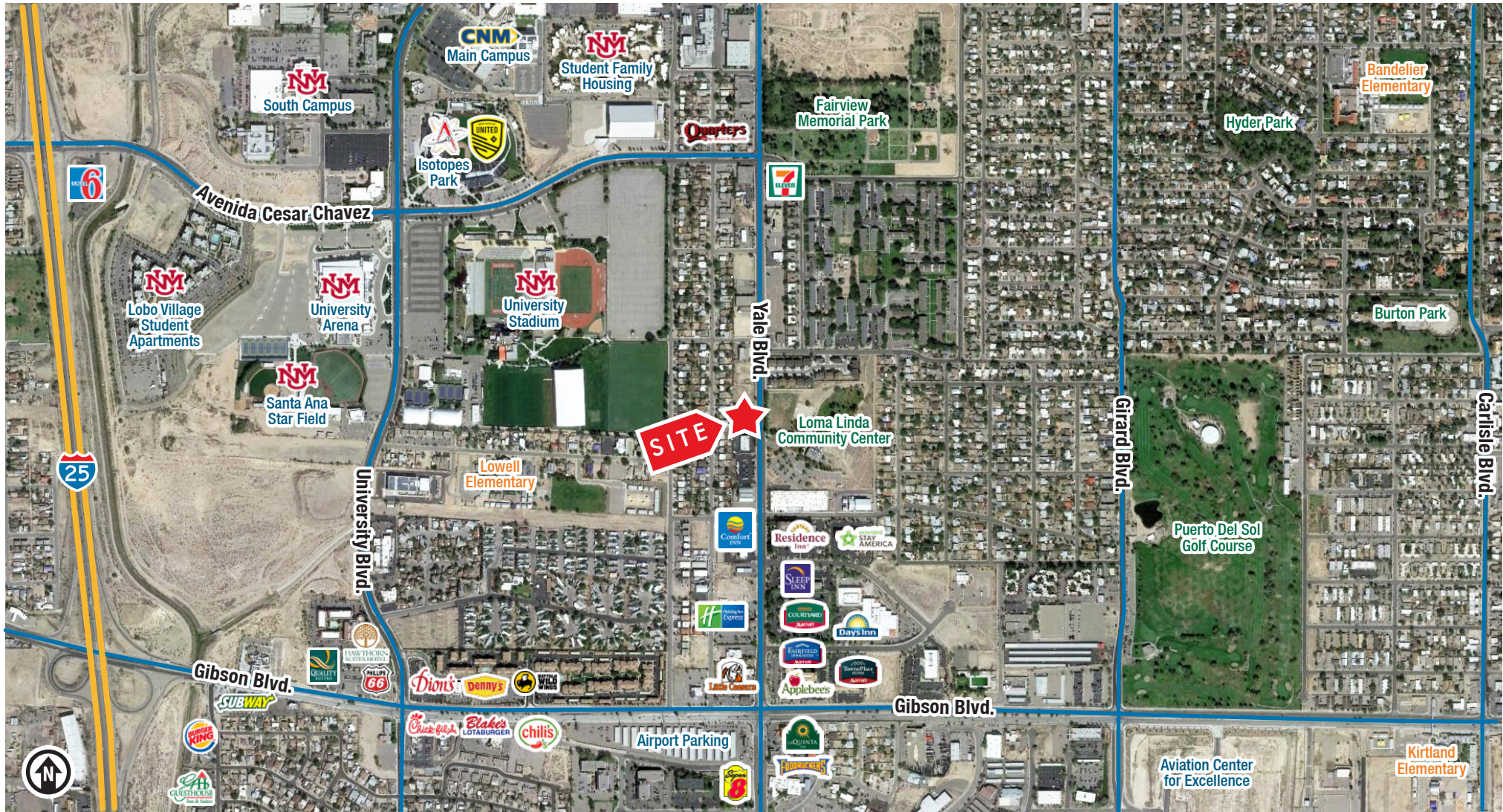
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