

For Sale

# Turn-Key Restaurant with Drive-up

LOCATED ALONG HIGH-TRAFFIC CORRIDOR IN SE HEIGHTS

11301 Central Ave. NE | Albuquerque, NM 87123

NWQ Central Ave. & Juan Tabo Blvd. NE



## AVAILABLE

Building: ±4,080 SF  
Land: ±0.51 Acres



## SALE PRICE

\$800,000

- Built-out Southeast Heights restaurant/commissary with FF&E included
- Drive-up window with pick-up lane
- Positioned on a hard-corner lot with ±28,290 cars passing per day

**NA**SunVista

got space™

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### HIGHLIGHTS

- Turn-key, built-out restaurant/commissary
- FF&E included
- Drive-up window with pick-up lane
- Multiple kitchens and prep spaces
- Dining room and patio
- Multiple operator/management offices
- BBQ pit with the capacity to smoke 1,500 pounds of meat at one time
- Fenced yard with patio/storage potential

### KITCHEN SPECS

- Grease hood #1: 20' x 4.3'
- Grease hood #2: 9.8' x 4.2'
- Steam hood: 11' x 4'
- Walk-in fridge: 9' x 20'
- Walk-in freezer: 9' x 20'
- BBQ pit: 15' x 5'

### IDO ZONING

- [MX-H](#)

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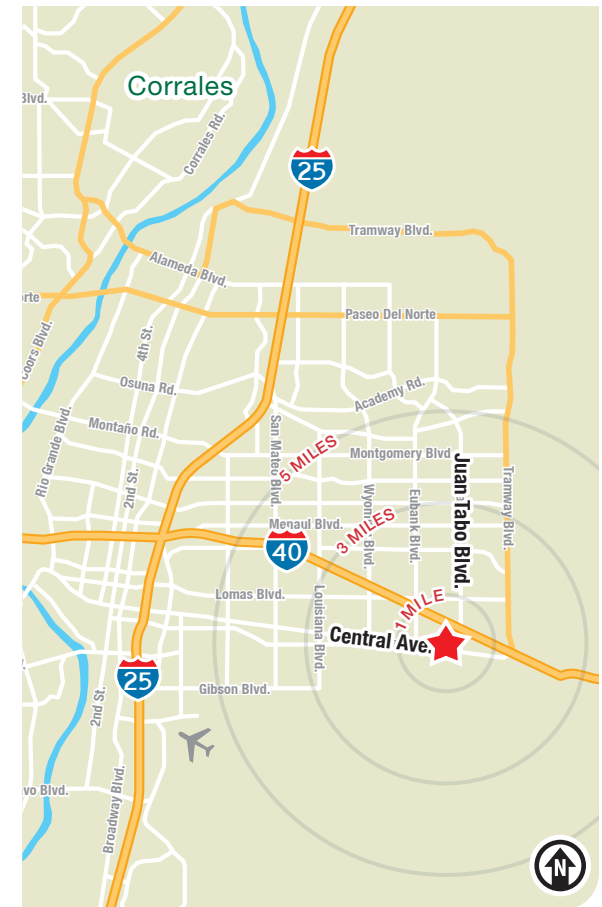
11301 Central Ave. NE | Albuquerque, NM 87123



### LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	19,491	106,797	199,814
Average HH Income	\$76,794	\$82,099	\$88,105
Daytime Employment	7,727	35,853	84,743

2023 Forecasted by Esri



**NAI SunVista**

505 878 0001 | [suvista.com](http://suvista.com)

2424 Louisiana Blvd. NE | Suite 100 | Albuquerque, NM 87110

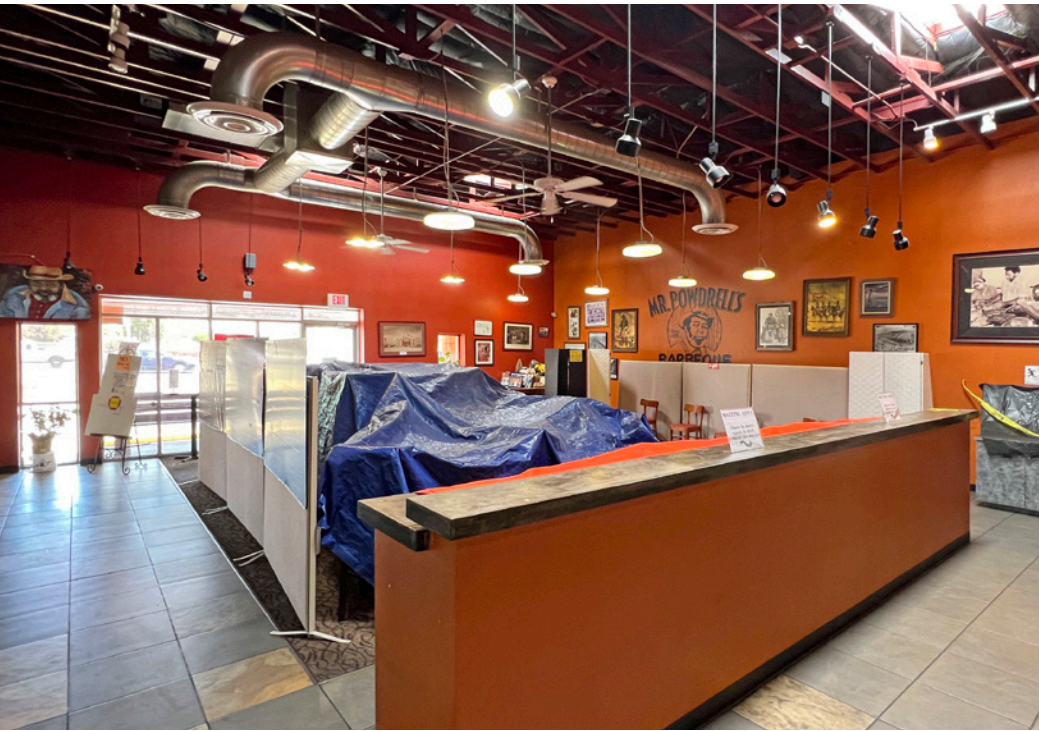
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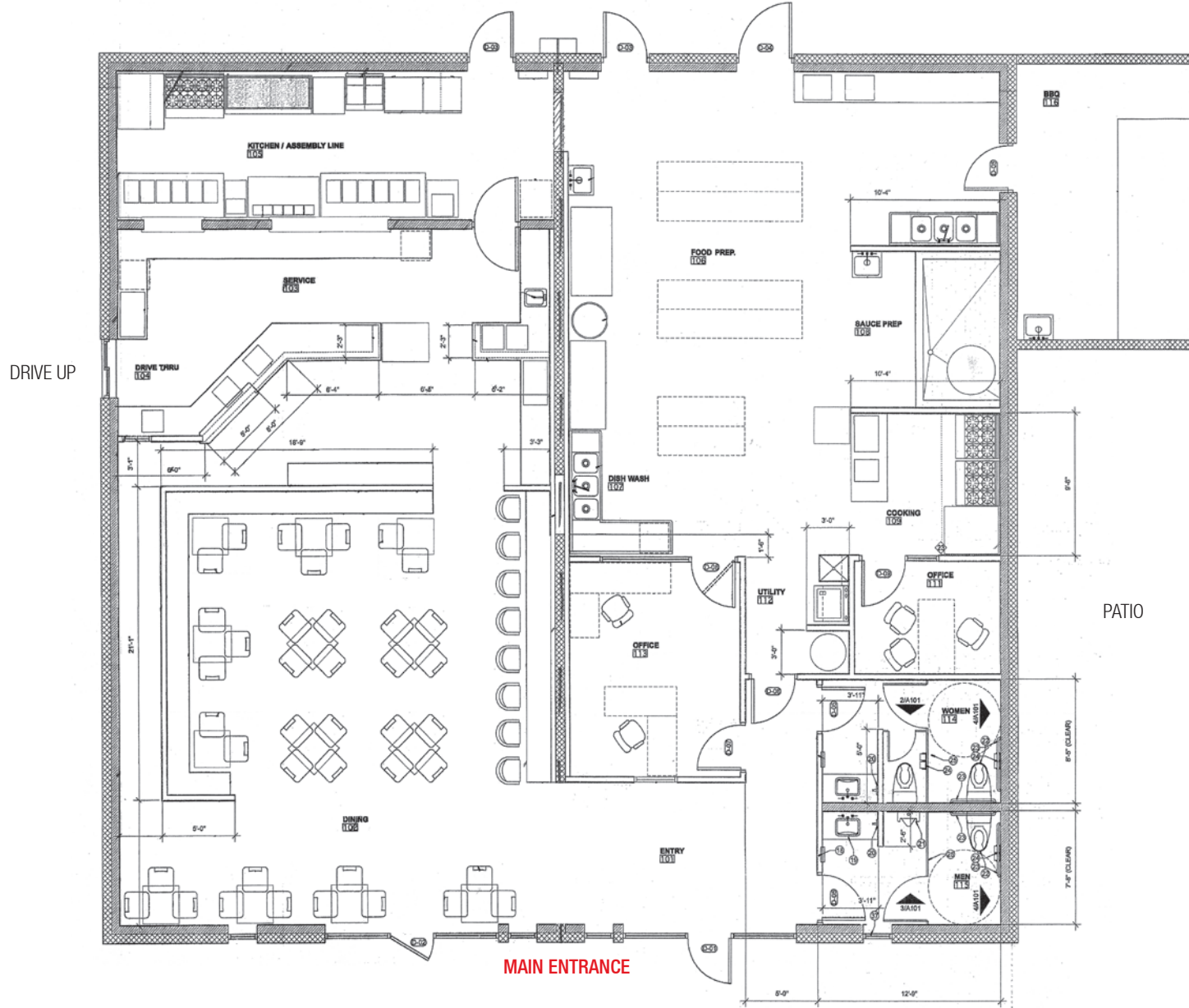
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## FLOOR PLAN

±4,080 SF

