

For Sale

Well-Maintained Freestanding Building

SE HEIGHTS LIVE/WORK OPPORTUNITY NEAR KIRTLAND AFB

533 Louisiana Blvd. SE | Albuquerque, NM 87108

NWQ Louisiana Blvd. & Trumbull Ave. SE



AVAILABLE

Building: ±3,200 SF
Land: ±0.1045 Acres



SALE PRICE

\$290,000

- Turn-key karate dojo with living quarters
- 2 restrooms, shower room and full kitchen
- Opportunity to remove demising walls for open floor plan
- Pylon signage
- Great traffic counts & visibility along Louisiana Blvd.
- Minutes from Kirtland AFB, Sandia Labs, VA Hospital and Sunport
- IDO Zoning: MX-L

NASunVista

got space™

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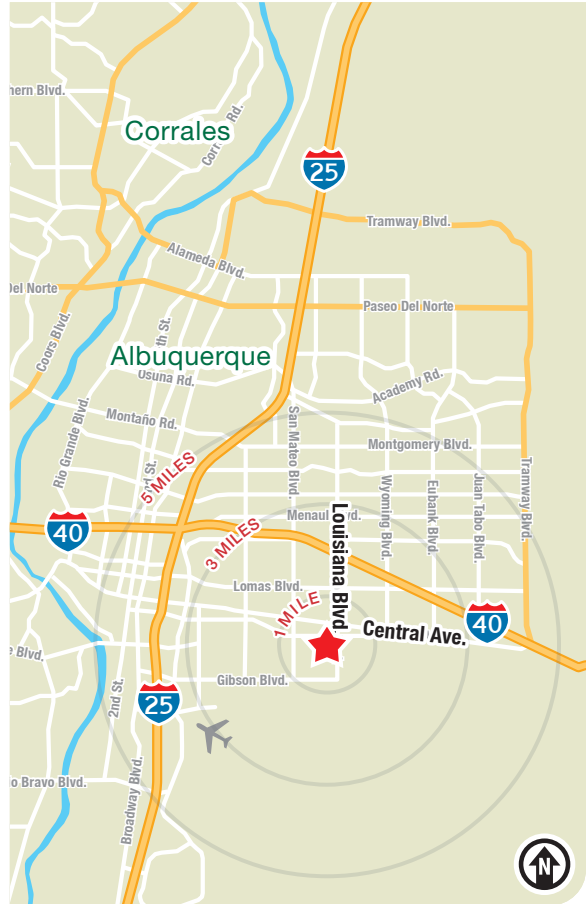
SITE

- Building: ±3,200 SF
- Land: ±0.1045 Ac.

LOCATION

| Demographics | 1 mile | 3 mile | 5 mile |
|--------------------|----------|----------|----------|
| Total Population | 22,083 | 99,894 | 240,343 |
| Average HH Income | \$42,412 | \$73,806 | \$79,092 |
| Daytime Employment | 5,572 | 63,471 | 182,424 |

2023 Forecasted by Esri



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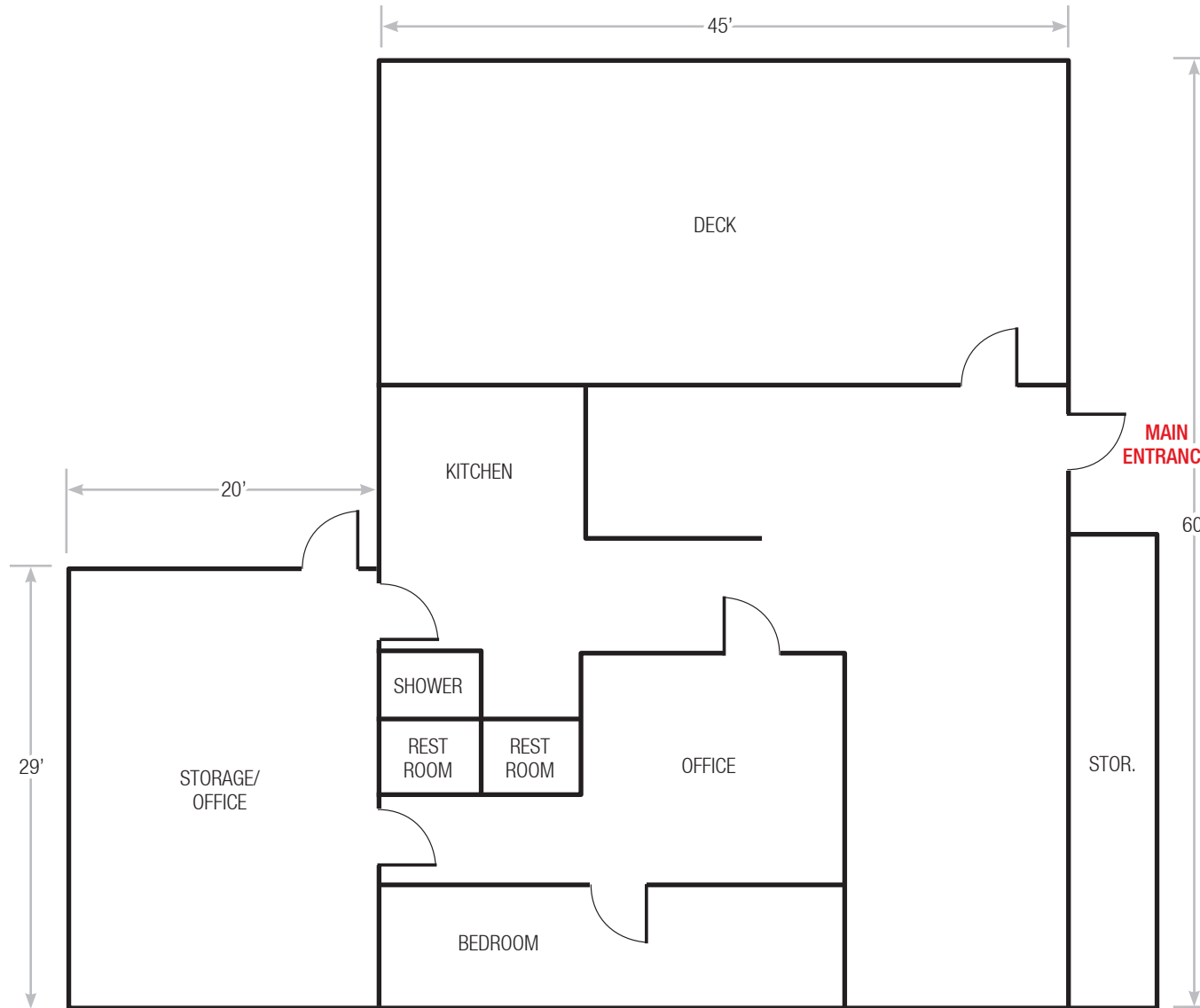
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FLOOR PLAN

±3,200 SF

Floor Plan Not to Scale



Louisiana Blvd. SE

