

Live/Work Space In The Nob Hill LOOK ** PRICE REDUCTION**



OFFERING SUMMARY

Sale Price:	\$350,000
Lot Size:	0.14 Acres
Year Built:	1956
Building Size:	4,795 SF
Zoning:	MX-T
Market:	Albuquerque
Submarket:	University
Price / SF:	\$72.99

PROPERTY OVERVIEW

Fantastic Live/Work space in the East Nob Hill area of the University Submarket. This space is complete with an indoor Hot Tub, Upstairs living area with a spiral staircase, and plenty of shop space downstairs. This is a must see to believe opportunity! It has 3 Bedrooms, 1 Upstairs (Master) and 2 Downstairs with 2 1/2 baths.

PROPERTY HIGHLIGHTS

- Live/Work Space
- East Nob Hill Area
- University Submarket
- Indoor Hot tub
- 3 Bedrooms

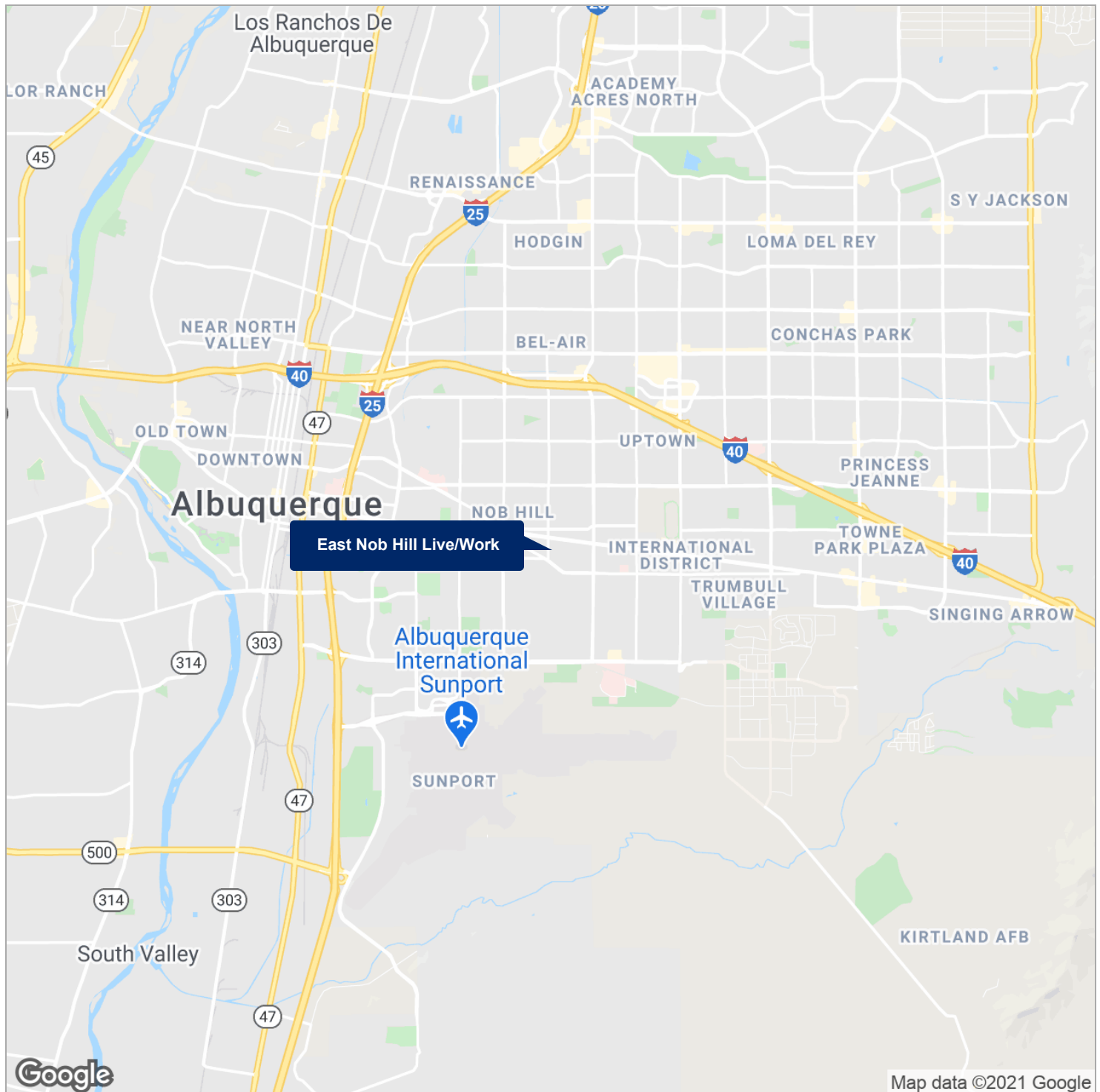
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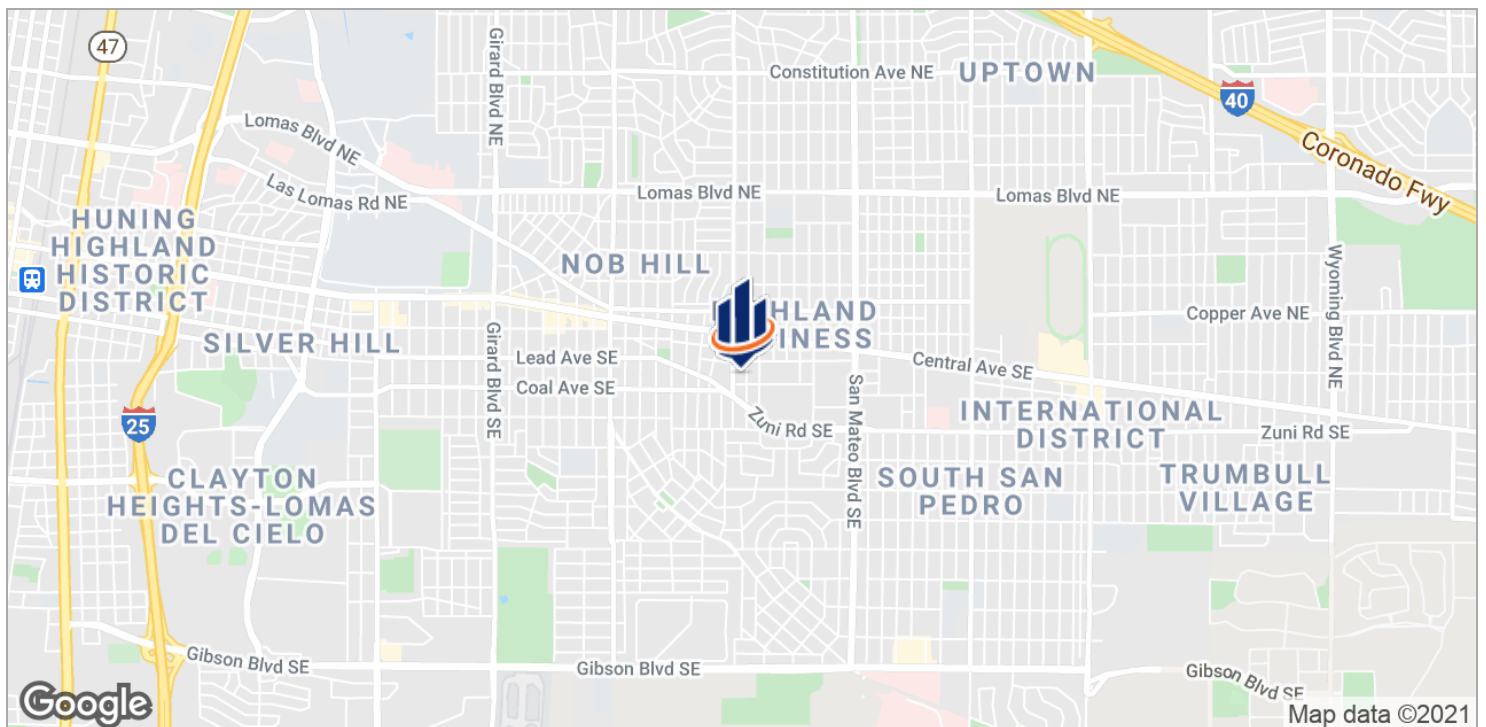
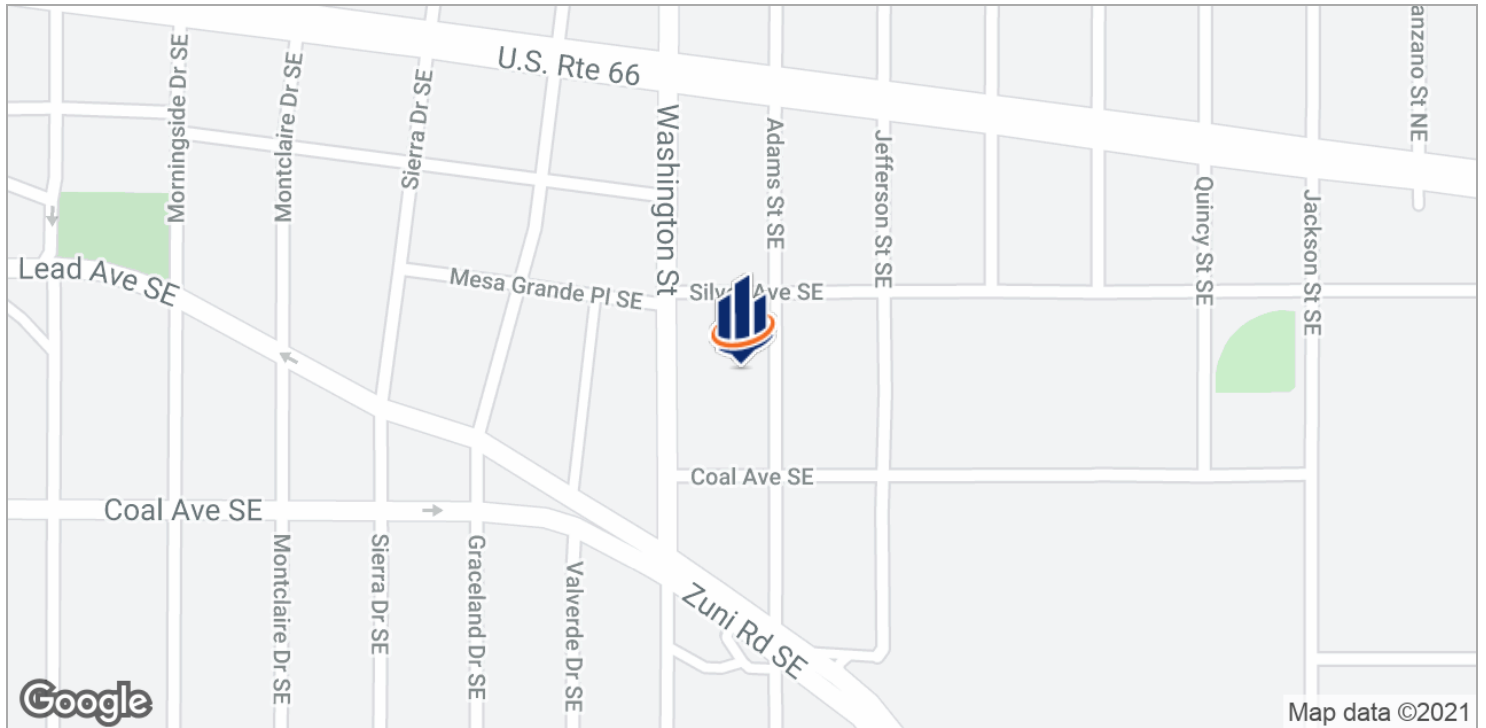


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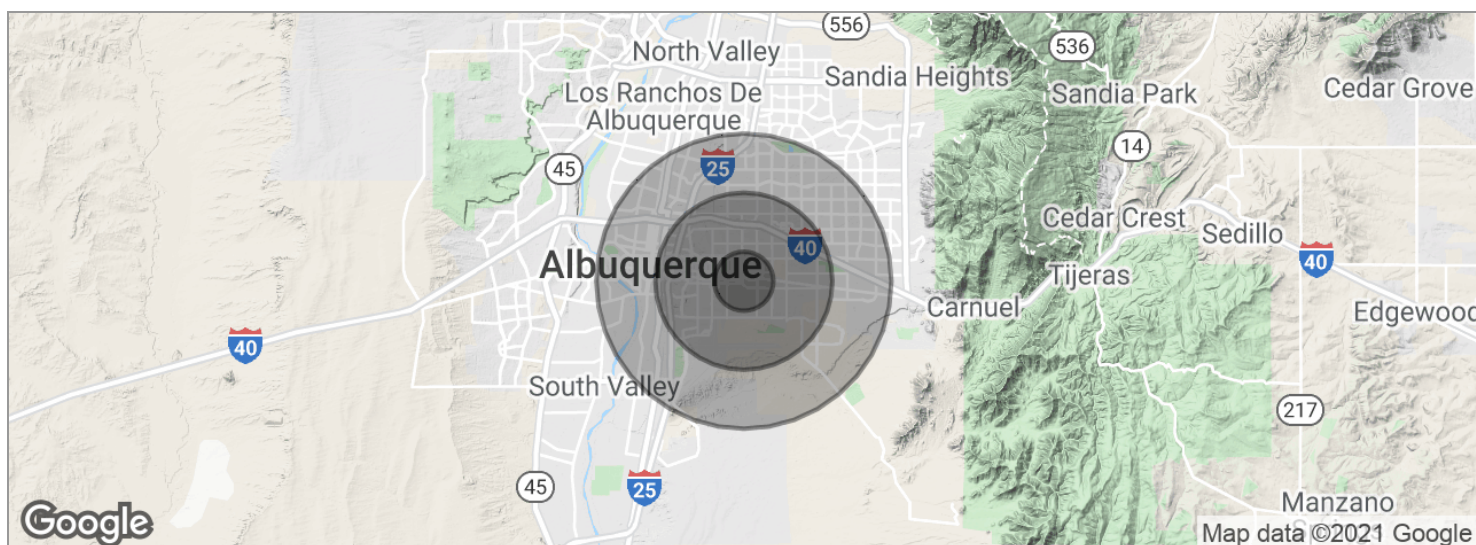


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POPULATION	1 MILE	3 MILES	5 MILES
Total population	15,093	100,598	227,442
Median age	40.1	35.7	36.1
Median age [Male]	39.4	35.1	34.8
Median age [Female]	41.4	36.5	37.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	7,843	46,317	100,493
# of persons per HH	1.9	2.2	2.3
Average HH income	\$54,199	\$48,059	\$48,687
Average house value	\$216,089	\$181,191	\$183,361

* Demographic data derived from 2010 US Census

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