

TURNKEY NOB HILL DISPENSARY

629 Amherst Dr NE, Albuquerque, NM 87106



BERKSHIRE HATHAWAY
NM COMMERCIAL REAL ESTATE



FOR SALE



**PRIME UNM RETAIL
HOTSPOT**



**SALE PRICE
\$250,000**



378 SF TOTAL



LOT SIZE: 0.02 ACRES

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OFFERING MEMORANDUM

The information contained herein was obtained from sources deemed reliable; however, Berkshire Hathaway NM Commercial Real Estate makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.

EXECUTIVE SUMMARY

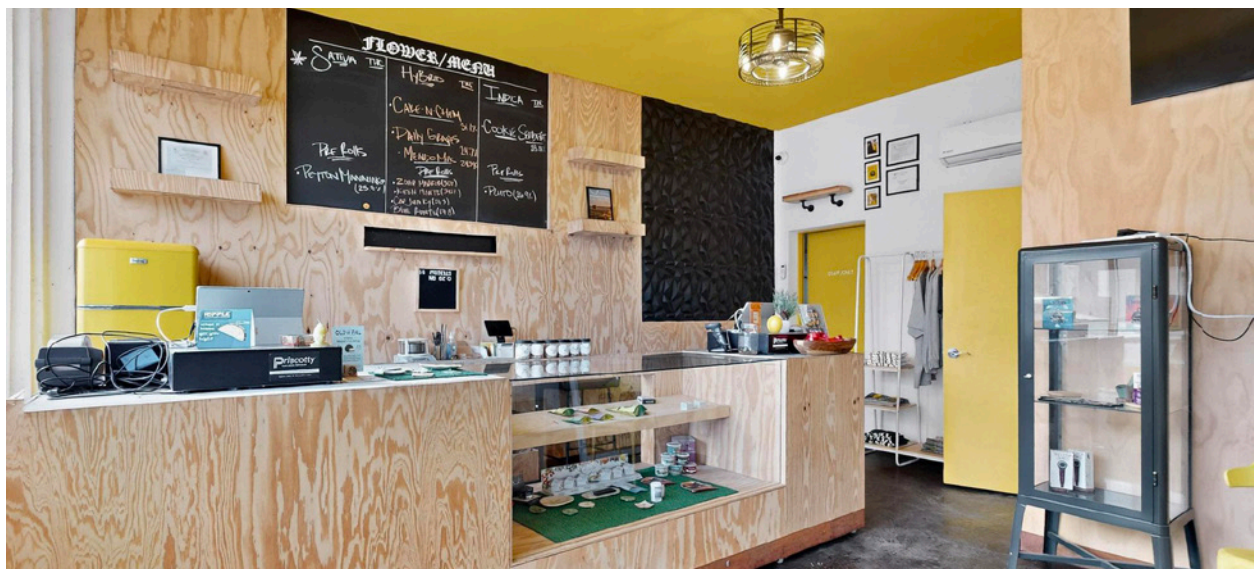
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PROPERTY HIGHLIGHTS:

- » Turnkey Retail Dispensary
- » Recently Renovated
- » Move In Ready
- » Premier UNM North Location
- » Lighted Signage on Building
- » 268 SF Open Showroom
- » Retail Display Case
- » 1 Restroom
- » 1 Closet
- » Roll up Security Doors
- » Security Cameras
- » 3 Parking Spots



PROPERTY DESCRIPTION:

Positioned in **the heart of Albuquerque's iconic Nob Hill district**—just steps from the bustling Central and Carlisle intersection—this **turnkey retail dispensary** presents a rare opportunity in one of the city's most walkable, high-visibility corridors. **Recently renovated and move-in ready**, the property offers **378 SF of total space on 0.02 acres**, featuring a **268 SF open showroom** with a **retail display case**, **1 restroom**, **1 closet**, and **modern security upgrades** including roll-up doors and surveillance cameras. Its **lighted building signage**, **three dedicated parking spaces**, and ingress/egress from the **east property line** maximize accessibility and brand exposure. **Zoned MX-L**, this compact commercial footprint is **ideal for boutique retail or cannabis operations** seeking a **premier UNM North location** surrounded by a dense population base—222,095 residents within five miles, with an average household income of \$69,924 and 114,911 daytime employees. With water, sewer, gas, and electricity piped in, and just **400 ft from Central and Carlisle's 18,880 VPD**, this space places your business at the crossroads of culture, commerce, and constant consumer flow.

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OFFERING DETAILS:

ADDRESS: 629 Amherst Dr NE,
Albuquerque, NM 87106

LOT SIZE: 0.02 Acre

TOTAL SF: 378 SF

SALE PRICE: \$250,000

ZONED: MX-L

LEASE PRICE: \$13 PSF NNN

POPULATION: 222,095 (5 Mile Radius)

AVG. HH INCOME: \$69,924 (5 Mile Radius)

DAYTIME EMPLOYEES: 114,911 (5 Mile Radius)

**WATER, SEWER & GAS
ELECTRICITY:** PIPED IN

INGRESS/EGRESS: East Property Line

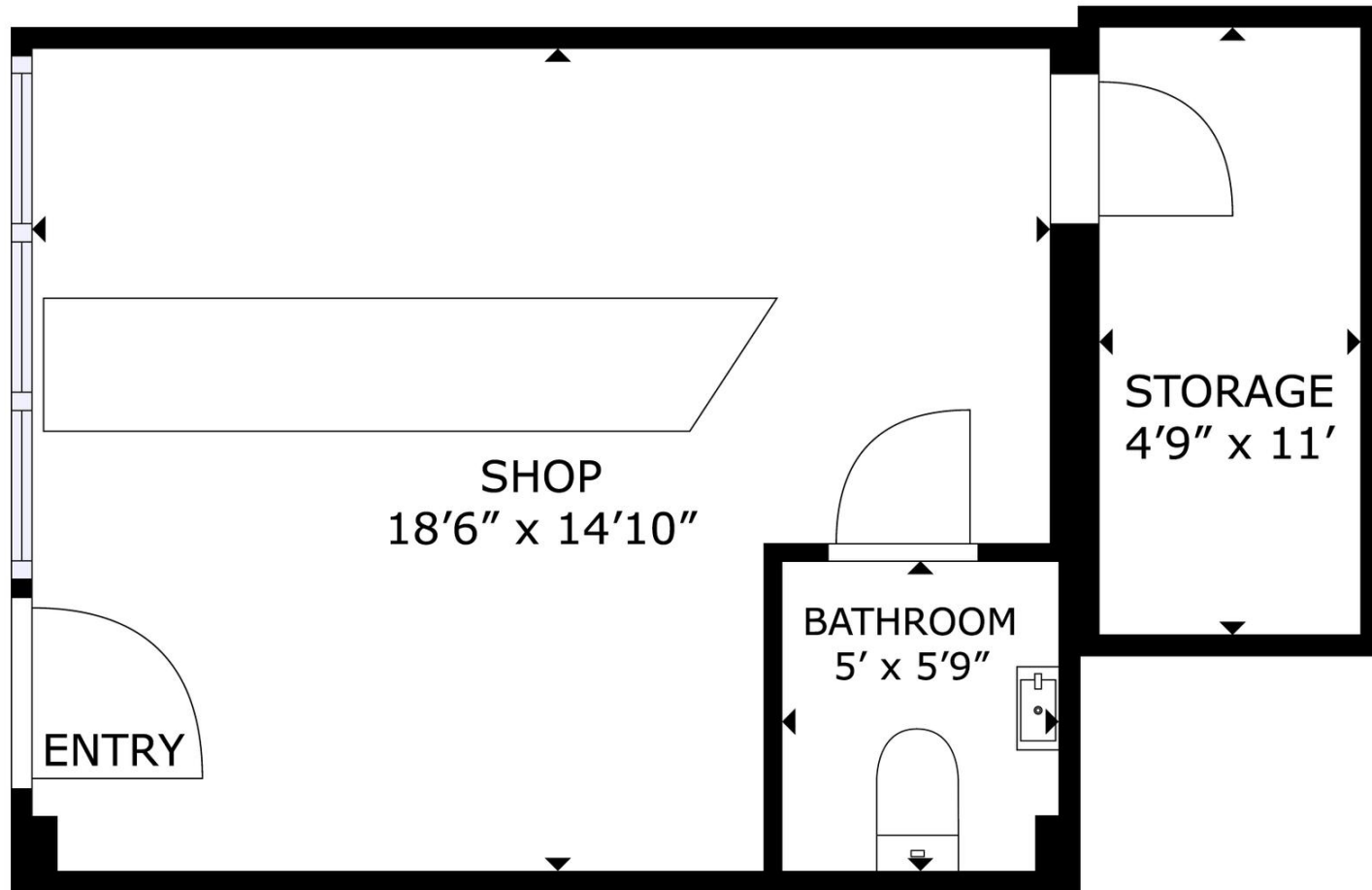


FLOOR PLAN

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FLOOR 1: 378 sq ft

TOTAL LIVEABLE AREA (BASED ON EXTERIOR DIMENSIONS): 378 sq ft

ALL MEASUREMENTS ARE APPROXIMATE. THIS DOCUMENT MAY NOT BE USED TO DETERMINE THE VALUATION OF THE PROPERTY OR ESTIMATE REPAIRS OR IMPROVEMENTS.
ALL PARTIES USING THIS DOCUMENT AGREE TO TAKE THEIR OWN MEASUREMENTS IN ORDER TO DETERMINE THE LAYOUT AND SIZE OF THE PROPERTY.

EXTERIOR PHOTOS

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INTERIOR PHOTOS

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LOCATION MAP

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