



MLS Area Major: 80 - Downtown Area
Zone Atlas: J12
Property Sub-Type: Detached
Build Description: Resale
Bedrooms Total: 4
Baths(FTH): 3 (2 1 0)
Stories: 1
Subdivision Name:
Builder Name: Unknown
Direction Faces: South
On Market Date: 01/31/2025
DOM: 46 /

Year Built: 1956
Living Area: 1,763
Living Area Source: Floorplan
Price/SqFt: 226.83
Lot Size Square Feet: 5,662.8
Lot Size Acres: 0.13
Lot Size Source: On-Line
Garage Spaces: 1
Elementary School: Reginald Chavez
Middle School: Washington
High School: Albuquerque
Offsite Built: No

Public Remarks: Discover an exceptional investment opportunity in the heart of historic Old Town Albuquerque! This charming duplex property boasts a main house with 3 bedrooms, 2 bathrooms, hardwood floors, and an open kitchen, paired with a detached 1-bedroom, 1-bathroom casita that's perfect for generating rental income. With virtually no vacancy in recent years and a strong monthly rent of \$3,200, this property offers both stability and impressive cash flow. The casita features easy access with a wide driveway and an attached 1-car garage, making it ideal for tenants, guests.. Situated in a prime location, you're just steps away from the Albuquerque Aquarium, Tingley Beach, and the Natural History Museum, with Old Town's best dining, shopping, and entertainment minutes from your door. Act now!

Interior & Exterior Features	Room Details	Construction & Utilities																												
Flooring: Tile; Wood Fireplace: No () PBR on Main: Yes Primary Bath Desc: 3/4 Bath Appliances: Dishwasher; Frestnd Elec Stv/Ovn; Refrigerator Exterior Features: Walled Backyard Landscape: Private Pool: No Disability Access: Unknown Guard House/Service: No Garage Type: Detached; Workshop Area	<table border="1"> <thead> <tr> <th>Room Name</th> <th>Length</th> <th>Width</th> <th>Level</th> </tr> </thead> <tbody> <tr> <td>Living Room</td> <td>12.4</td> <td>17.2</td> <td>Main</td> </tr> <tr> <td>Kitchen</td> <td>12.6</td> <td>17.2</td> <td>Main</td> </tr> <tr> <td>Primary Bedroom</td> <td>9.6</td> <td>13.7</td> <td>Main</td> </tr> <tr> <td>Bedroom 2</td> <td>9.7</td> <td>9.5</td> <td>Main</td> </tr> <tr> <td>Bedroom 3</td> <td>9.7</td> <td>12.1</td> <td>Main</td> </tr> <tr> <td>Bedroom 4</td> <td>8.1</td> <td>10.2</td> <td>Main</td> </tr> </tbody> </table> <p>Basement: Accessory Dwelling Unit: Yes Accessory Dwelling Unit Information: ADU Finished YN: Yes; ADU Heating YN: Yes; ADU SqFt: 350; ADU SqFt Included YN: Yes; ADU Bedrooms: 1; ADU Bedrooms Included YN: Yes; ADU Bathrooms: 1; ADU Bathrooms Included YN: Yes Sunroom: Sunroom: No Loft: No</p>	Room Name	Length	Width	Level	Living Room	12.4	17.2	Main	Kitchen	12.6	17.2	Main	Primary Bedroom	9.6	13.7	Main	Bedroom 2	9.7	9.5	Main	Bedroom 3	9.7	12.1	Main	Bedroom 4	8.1	10.2	Main	Style: Construction Materials: Frame; Stucco; Wood Siding Roof: Composition; Pitched; Shingle Windows: Metal Laundry Power: Electric Laundry Location: Service Room Utilities: Electricity Connected; Natural Gas Connected; Sewer Connected; Water Connected Electric Provider: Public Utility Heating: Wall Unit Cooling: Centrally Ducted: Yes; Evaporative Cooling Water Source: City Water Wastewater: Public Sewer Water Conservation: Irrigation Source: Green Energy Generation: Solar Power Production Ownership: Third-Party Owned Green Electric Type: Green Certifications: No HERS: No
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Listing & Contract Info	HOA/PID & Misc Disclosures	County Data																												
Original List Price: \$410,000 Finance Considered: Cash; Conventional; FHA; VA Trade/Xch Considered: No Possession: Day of Funding Seller Assist Ofrd: No	Association: No Multiple Associations: Association Fee: Frequency: Association Name: Association Phone: PID: No HOA Covers Type: Hist Prop/Lndmk: No Rented: Yes LBP Disclosure: Yes	County: Bernalillo Tax Annual Amount: \$4,141.54 GRT Code: 02-100 Tax Exemption: No Zoning: R-1C* Flood Zone: X Land Lease: No UPC Code: 101205852943011118 Short Legal Desc: TRACT C REPLAT LOTS 12 & 13 TOHATCHI ADD Land Use: Subdivided																												

Directions: From Rio Grande and Mountain head West on Mountain.



Presented by
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