

# 817 Gold Ave SW

817 GOLD AVE. SW ALBUQUERQUE, NM 87102

Accelerating success.



## Office Building > For Sale

- > Sale Price: \$585,000.00
- > Price per SF: \$156.21/SF
- > Building Size: +/- 3,745 SF\*
- > Lot Size: .2303 Acres
- > Zoning: MX-FB-ID

\*Building also has an attic and a basement.

## Building Amenities

- > Built in 1906, formerly known as the "Hudson House", with renovations in the 1980's
- > Ideal for professional offices
- > Close proximity to downtown and various court houses, as well as the new urban developments along Central Ave., which includes restaurants and multi-family housing
- > Basement included (square footage to be determined)
- > Street parking and parking in back available
- > Original "Carriage House" located at the back of the property

## Contact Us

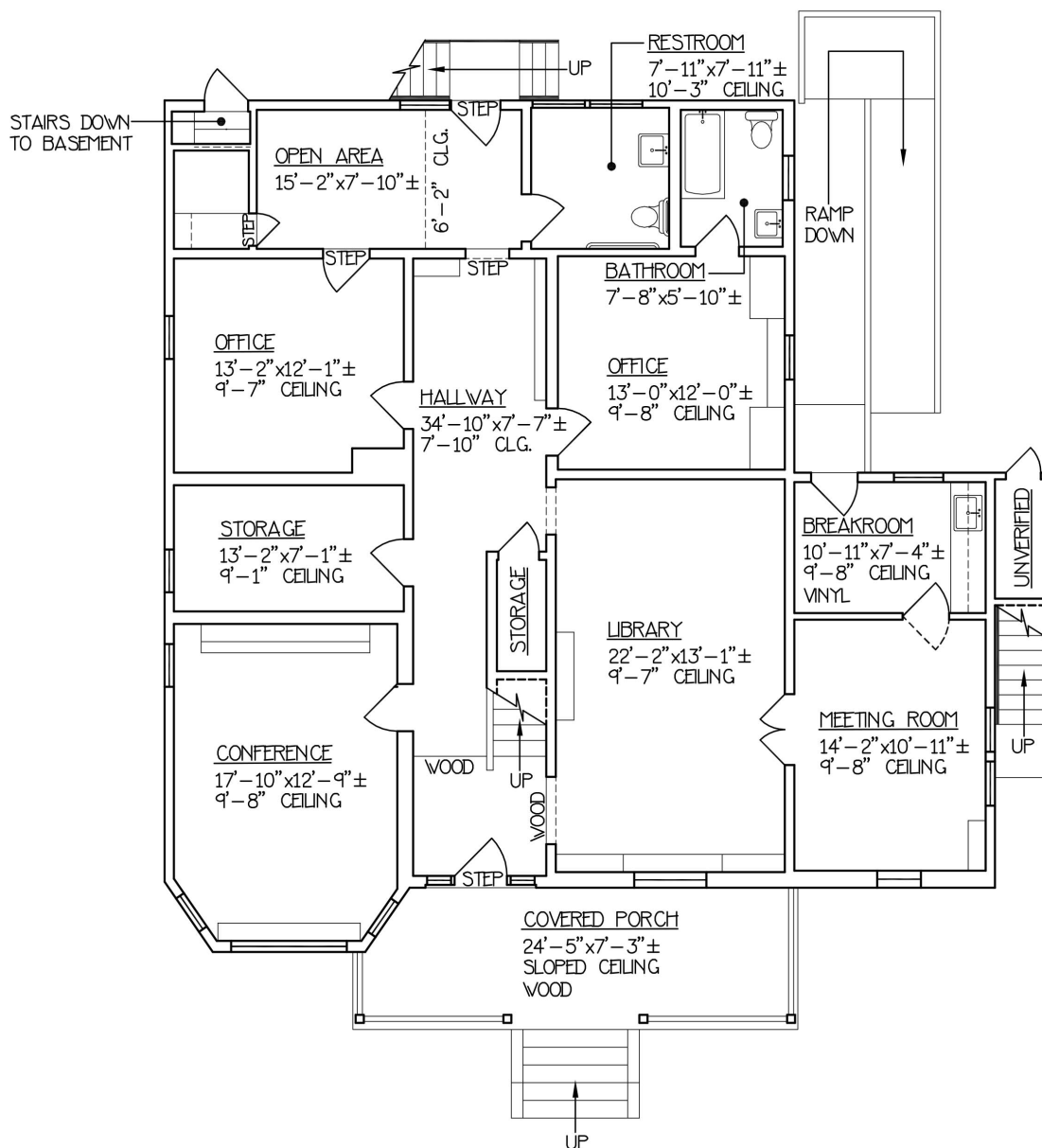
ED ANLIAN, CCIM  
SENIOR ASSOCIATE  
+1 505 880 7069  
ALBUQUERQUE, NM  
LICENSE #14869  
[ed.anlian@colliers.com](mailto:ed.anlian@colliers.com)

COLLIERS INTERNATIONAL | NM  
MAIN +1 505 883 7676  
5051 Journal Center Blvd. NE, Suite 200  
Albuquerque, NM 87109  
[www.colliers.com](http://www.colliers.com)

# Floorplan - Ground Floor

817 GOLD AVE. SW ALBUQUERQUE, NM 87102

Accelerating success.



GROUND FLOOR

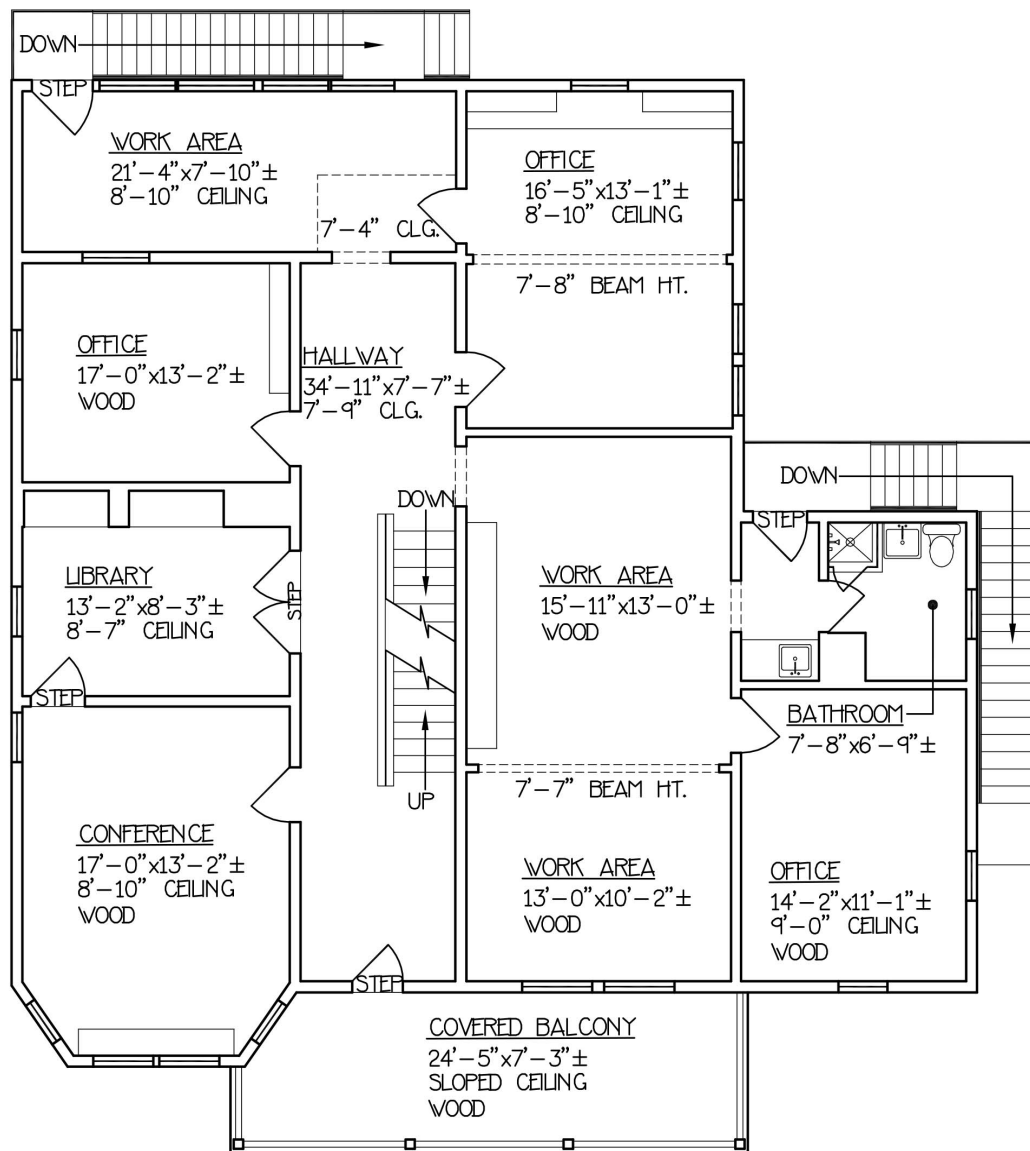
## Contact Us

ED ANLIAN, CCIM  
 SENIOR ASSOCIATE  
 +1 505 880 7069  
 ALBUQUERQUE, NM  
 LICENSE #14869  
[ed.anlian@colliers.com](mailto:ed.anlian@colliers.com)

COLLIERS INTERNATIONAL | NM | MAIN +1 505 883 7676 | 5051 Journal Center Blvd. NE, Ste. 200 | Albuquerque, NM 87109 | [www.colliers.com](http://www.colliers.com)

# Floorplan - Second Floor

817 GOLD AVE. SW ALBUQUERQUE, NM 87102



## SECOND FLOOR

### Contact

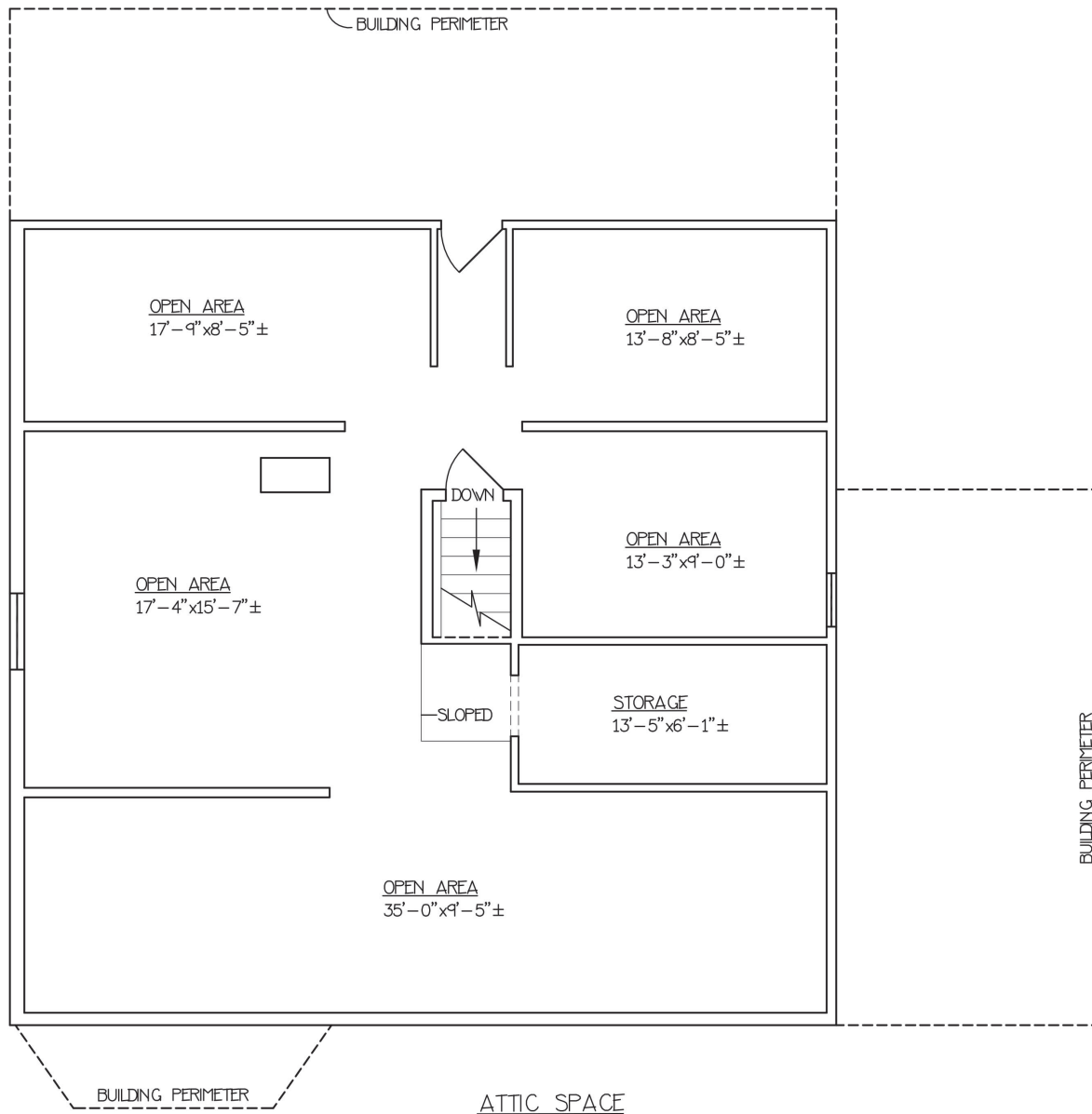
ED ANLIAN, CCIM  
 SENIOR ASSOCIATE  
 +1 505 880 7069  
 ALBUQUERQUE, NM  
 LICENSE #14869  
[ed.anlian@colliers.com](mailto:ed.anlian@colliers.com)

COLLIERS INTERNATIONAL | NM | MAIN +1 505 883 7676 | 5051 Journal Center Blvd. NE, Ste. 200 | Albuquerque, NM 87109 | [www.colliers.com](http://www.colliers.com)

# Floorplan - Attic

817 GOLD AVE. SW ALBUQUERQUE, NM 87102

Accelerating success.



## Contact Us

ED ANLIAN, CCIM  
SENIOR ASSOCIATE  
+1 505 880 7069  
ALBUQUERQUE, NM  
LICENSE #14869  
[ed.anlian@colliers.com](mailto:ed.anlian@colliers.com)

COLLIERS INTERNATIONAL | NM | MAIN +1 505 883 7676 | 5051 Journal Center Blvd. NE, Ste. 200 | Albuquerque, NM 87109 | [www.colliers.com](http://www.colliers.com)

*Independently Owned and Operated* – The information contained herein was obtained from sources believed reliable; however, Colliers International makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice.



FOR SALE > OFFICE SPACE

Colliers  
INTERNATIONAL

# Photos

817 GOLD AVE. SW ALBUQUERQUE, NM 87102

Accelerating success.



## Contact Us

ED ANLIAN, CCIM  
SENIOR ASSOCIATE  
+1 505 880 7069  
ALBUQUERQUE, NM  
LICENSE #14869  
[ed.anlian@colliers.com](mailto:ed.anlian@colliers.com)

COLLIERS INTERNATIONAL | NM | MAIN +1 505 883 7676 | 5051 Journal Center Blvd. NE, Ste. 200 | Albuquerque, NM 87109 | [www.colliers.com](http://www.colliers.com)

*Independently Owned and Operated* – The information contained herein was obtained from sources believed reliable; however, Colliers International makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice.



# The Hudson House

817 GOLD AVE. SW ALBUQUERQUE, NM 87102

Accelerating success.



The Hudson House, built in 1906 and is located at 817 Gold Street SW.



“The Hudson House at 817 Gold SW, is one of the only two houses remaining of the many grand houses built in the residential district immediately southwest of downtown Albuquerque. It is a fine example of Period Revival architecture and features some outstanding detailing such as the leaded upper sash on the front windows, the delicate stained glass windows above the front entry and the two tier front porch with its striking balustrade. The stable/carriage house at the rear is the only one left in the downtown area. The builders and original owners were Clarence and Rose Hudson, important figures in the early 20th century local business community. Mr. Hudson originated the poster advertising business in Albuquerque.”

## Contact Us

ED ANLIAN, CCIM  
SENIOR ASSOCIATE  
+1 505 880 7069  
ALBUQUERQUE, NM  
LICENSE #14869  
[ed.anlian@colliers.com](mailto:ed.anlian@colliers.com)

COLLIERS INTERNATIONAL | NM | MAIN +1 505 883 7676 | 5051 Journal Center Blvd. NE, Ste. 200 | Albuquerque, NM 87109 | [www.colliers.com](http://www.colliers.com)