

Property & Business For Sale

92 Church Street East, Edgewood, NM 87015

**WELL-KNOWN NEIGHBORHOOD RETAIL
CENTER OFFERS ESTABLISHED TENANTS,
AND EXCELLENT VISIBILITY**

We are pleased to present a rare opportunity to acquire a fully operational, turnkey, stable retail business facility.

**TOTAL SALE PRICE
\$1,000,000**

**BUSINESS SALE PRICE
\$250,000**

**REAL ESTATE SALE PRICE
\$750,000**

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OFFERING MEMORANDUM

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BUSINESS DESCRIPTION

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BUSINESS SALE DESCRIPTION – “The Red Barn”

Offered at: \$250,000

Location: Edgewood, New Mexico

Annual EBITDA: \$57,000

Business Overview

Step into The Red Barn, a beloved destination retail business that captures the heart of New Mexico charm. Operating inside the iconic Church St. Market, this profitable enterprise specializes in furniture, antiques, home décor, Old West collectibles, and Route 66 gifts, all curated to delight locals and travelers alike.

Business Highlights

- **Established, Profitable Operation:** Averaging \$57,000 in net profit annually, this business maintains a loyal customer base in Edgewood and the Estancia Valley, with about 70% of its clientele coming from the Albuquerque and Rio Rancho areas.
- **Diverse Product Mix:** Furniture, antiques, home décor, gifts, kitchenware, Brazilian cowhide rugs, knives, and Old West memorabilia.
- **Prime Location:** Inside the Church St. Market on Edgewood’s busiest retail corner, directly across from Walmart and surrounded by major traffic arteries.
- **Turnkey Operation:** Includes branding, inventory, and goodwill. Perfect for an owner-operator or investor seeking a creative and stable income stream.
- **Scalable Opportunity:** Expand online sales, host community markets, or build additional vendor partnerships within the center.

Offered at \$250,000, includes all FF&E, inventory, and business goodwill. Real estate available separately or as a package with property.



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PROPERTY DESCRIPTION

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PROPERTY SALE DESCRIPTION – "Church St. Market"

92B Church St & 92C Church St

Offered at: \$750,000 (Appraised Value)

Building Size: ±12,138 SF

Lot Size: ±3.12 Acres (135,908 SF)

Zoning: RS (Residential Services)

Location: Edgewood, New Mexico

Property Overview

Unique is the word for Church St. Market, an indoor "Main Street" experience filled with shops, artisans, and local treasures. Situated on Edgewood's busiest retail corner, this multi-tenant property presents an ideal investment or owner-user opportunity with tremendous upside potential.

Investment Highlights

- **Prime Corner Location:** Across from Walmart and surrounded by national retailers. ±4,031 vehicles per day.
- **Large Parcel:** 2.26 acres with excellent visibility and access.
- **Building Size:** ±12,138 SF offering flexible retail configurations. (optional portable classroom building for additional purchase price)
- **Tenant Mix:** Local small businesses, most on month-to-month terms, long operating histories (some 10+ years).
- **Upside Potential:** Significant opportunity for rent restructuring or repositioning into a stabilized multi-tenant investment.
- **Owner-User Option:** The entire building can be delivered vacant if desired for owner-occupancy or redevelopment.
- **High Demographics:** Average household income of \$88,000 within 5 miles.

Whether you're an investor seeking stable cash flow with value-add upside, or a user looking for a one-of-a-kind retail footprint, Church St. Market offers the best of both worlds.



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BLENDING OFFERING – PROPERTY + BUSINESS PACKAGE

Asking Price (Combined): \$1,000,000

Includes: Real Estate + The Red Barn Business

Offering Summary

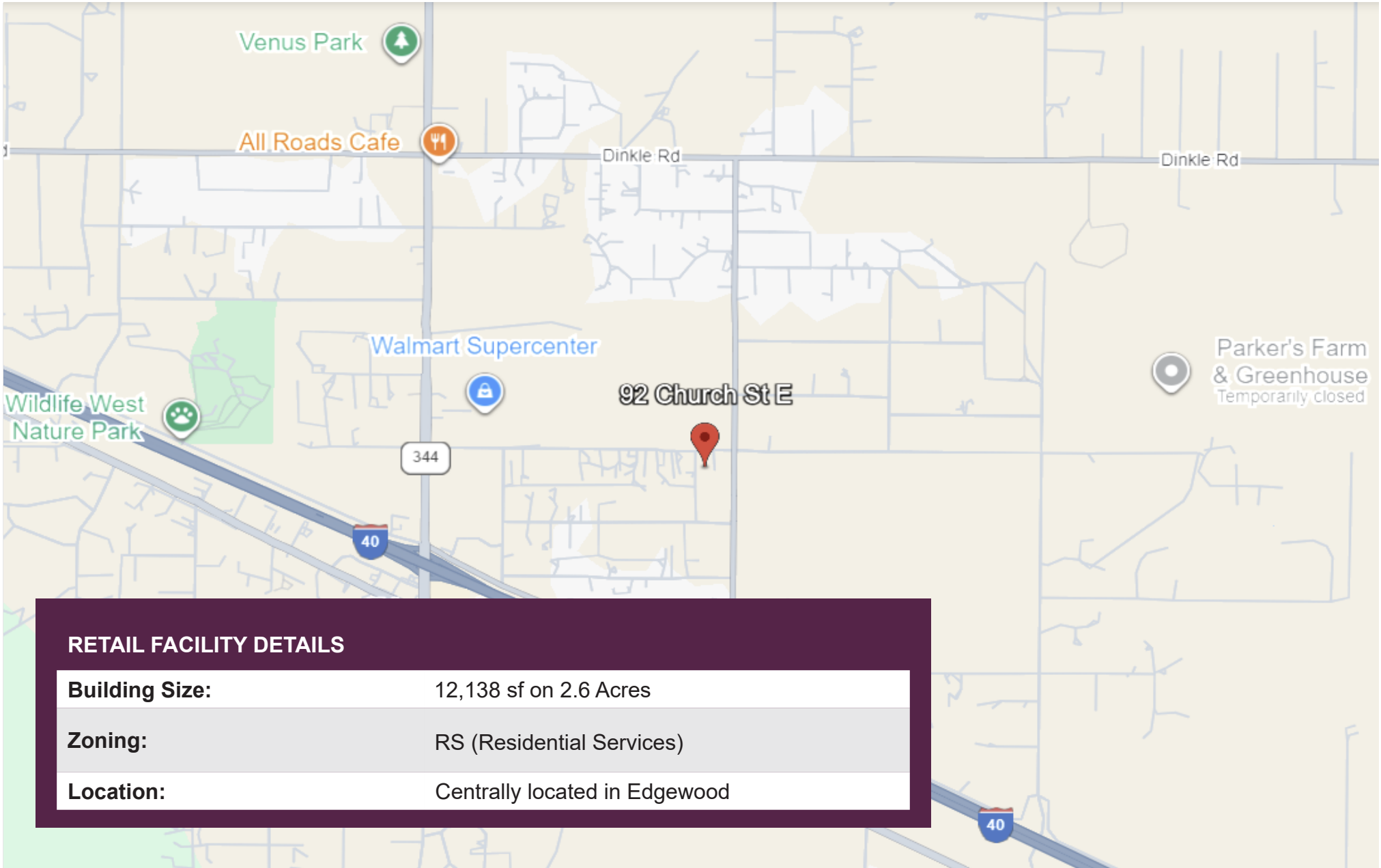
Own one of Edgewood's most distinctive commercial destinations, the Church St. Market and its flagship tenant, The Red Barn. This combination property and business sale represents a rare opportunity to acquire both the income-producing real estate and a well-established retail operation with strong local roots.

Highlights

- **12,138 SF Multi-Tenant Retail Center** on 2.26 acres³
- **Located Across from Walmart**, Edgewood's most trafficked retail intersection (4,031 VPD)
- **The Red Barn Business:** Established, profitable operation averaging \$57,000 net annually
- **Flexible Tenancy:** Long-term tenants on month-to-month leases, prime for rent adjustment and stabilization
- **Owner-User or Investor Flexibility:** Operate The Red Barn and lease out remaining suites, or reposition the entire center for higher income
- **Attractive Demographics:** \$88,000 average household income within 5 miles

This "New Mexico True" landmark blends local culture, retail charm, and income potential. An ideal fit for an investor, entrepreneur, or lifestyle business owner.

STORE LOCATOR



RETAIL FACILITY DETAILS

Building Size:	12,138 sf on 2.6 Acres
Zoning:	RS (Residential Services)
Location:	Centrally located in Edgewood

MARKET OVERVIEW

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Edgewood

Edgewood, New Mexico, is a growing community that blends small-town charm with easy access to Albuquerque and the East Mountain region. Known as the place “where the mountains meet the plains,” Edgewood has transformed over the past two decades from a rural ranching area into one of the most attractive semi-rural residential markets in Central New Mexico. The town has seen steady growth and investment, with a population of around 6,100 residents and high homeownership rates, over 90% of households own their homes, reflecting stability and long-term community roots. Residents enjoy a balanced lifestyle with scenic surroundings, open space, and a strong sense of local identity.

The real estate market in Edgewood has remained resilient and active, with median home prices climbing more than 20% year-over-year as of late 2025. The current median sale price is roughly \$425,000, supported by consistent demand and limited inventory. This combination of price appreciation and relatively low supply indicates a competitive yet balanced market. Offering opportunities for both sellers and value-focused buyers. The area’s affordability compared to Albuquerque, coupled with the appeal of larger lots and newer construction, continues to attract professionals, families, and retirees seeking more space and a quieter environment without sacrificing proximity to city amenities.

Demographically, Edgewood’s population is largely composed of mid- to upper-middle-income households, with a median household income exceeding \$80,000 and a poverty rate below the national average. The community is predominantly White and Hispanic, with a strong family orientation and nearly full U.S. citizenship. With continued infrastructure improvements, rising property values, and a growing local economy, Edgewood stands out as a stable, family-friendly market positioned for sustainable growth in both residential and commercial real estate sectors.



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