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Commercial Real Estate

Vacant church near UNM hits auction block for potential redevelopment



The former Church of Christ at 111 University Blvd. SE is up for auction.
NM APARTMENT ADVISORS INC.



By [Michael Cook](#) – Reporter, Albuquerque Business First
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Story Highlights

- A 1979 church at 111 University Blvd. SE is on the auction block.
- Dan Rowe and Rahim Kassam own the property.

- Owners estimate the site could support more than 100 housing units if developed.

A church built in 1979 that sits across from the [University of New Mexico](#) is on the auction block, and its owners say it could make way for up to 100 housing units if demolished as New Mexico continues to experience housing shortages.

The 12,991-square-foot church building at 111 University Blvd. SE once operated as the Church of Christ. It now sits vacant on 0.82 acres of residential multifamily high-density zoned land.

The property hit the market for auction on May 26 with a starting price of \$100,000.

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A backdoor valuation method estimates the land value at approximately \$1.37 million, according to the listing.



The vacant 1979 church site is located at 111 University Blvd.

NM APARTMENT ADVISORS INC.

Dan Rowe and Rahim Kassam bought the property in 2022 at an undisclosed price. It had been vacated as the church's congregation gradually aged out over time.

The two partners are Albuquerque-based real estate developers doing business as Juniper Properties Southwest LLC.

The owners said they see three potential uses for the property: Sell it to a congregation to restore it as a house of worship; convert it into a daycare; or

demolish it to build housing.

Rowe would ideally like to find another church to occupy the location. However, he also views it as a strong site for housing that could help with the ongoing shortage in the community. He said that is the most likely result of the auction.

“If it’s not going to serve spiritual needs, then it's going to serve physical needs. It's going to put a roof over a lot of people's heads,” Rowe said.

The church would likely be demolished and rebuilt if new owners decide to develop it as housing, Rowe said. It would be too cost-prohibitive to bring the older building up to code and convert it for residential use, given its age and condition, he said.

Todd Clarke of [NM Apartment Advisors](#) and Anita Maestas of [Maestas Real Estate Services](#) are representing the owners in the auction.

Clarke said he sees the site’s best use as an apartment development that could help with the housing shortage in Albuquerque.

He said the site could also potentially be used as a daycare under New Mexico’s new no-cost universal child care law signed on March 10. It is also in proximity to the [University of New Mexico](#), making it convenient for students or staff seeking child care.

Qualified buyers may submit bids to NM Apartment Advisors through June 18.

“I think the unknown variable is how much money someone will spend renovating that property and making it work for the configuration they need,” Clarke said.

THE LIST

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2025 NM housing starts

Rank	Prior Rank	Business name
1	1	D.R. Horton Inc
2	2	Hakes Brothers
3	3	PulteGroup

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