

3.29 AC M-1 (County) Land with Utilities

2908 San Ygnacio Rd SW | Albuquerque, NM 87121



**KING
CAPITAL**
COMMERCIAL REAL ESTATE

For Sale *Owner Financing Available

Kyla Stoker
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Jeremy Nelson
Vice President
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505-292-9607
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Property Details



Zoning
M-1



Land Availability
Lot Size **3.29 acres**



Sale Price
\$1,290,000

***Owner Financing Available**

Lot Size
3.29 acres



2,200 Students

Coors Blvd

21,500 VPD

Mercado Y Mas

Old Coors Dr

13,300 VPD

Leroy's New Mexican Food



San Ygnacio Rd



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This information has been obtained from sources believed reliable.
We have not verified it and make no guarantee about it.

Market Overview



Property Benefits

- Prime industrial opportunity on 3.29 acres with **M-1 (County)** zoning, ideal for a wide range of commercial uses.
- Perfect for automotive, storage, or light industrial operations.
- Convenient access and ready for immediate use or redevelopment.
- Fully fenced property features public utilities, multiple storage structures, carports, automotive lifts, and a functional office building.



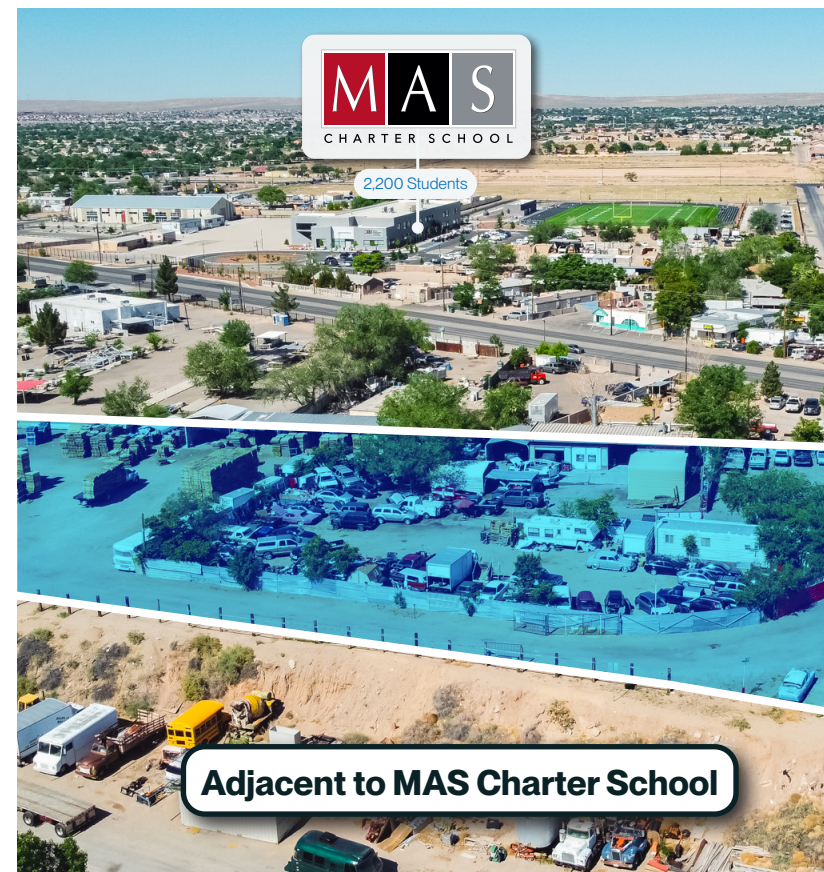
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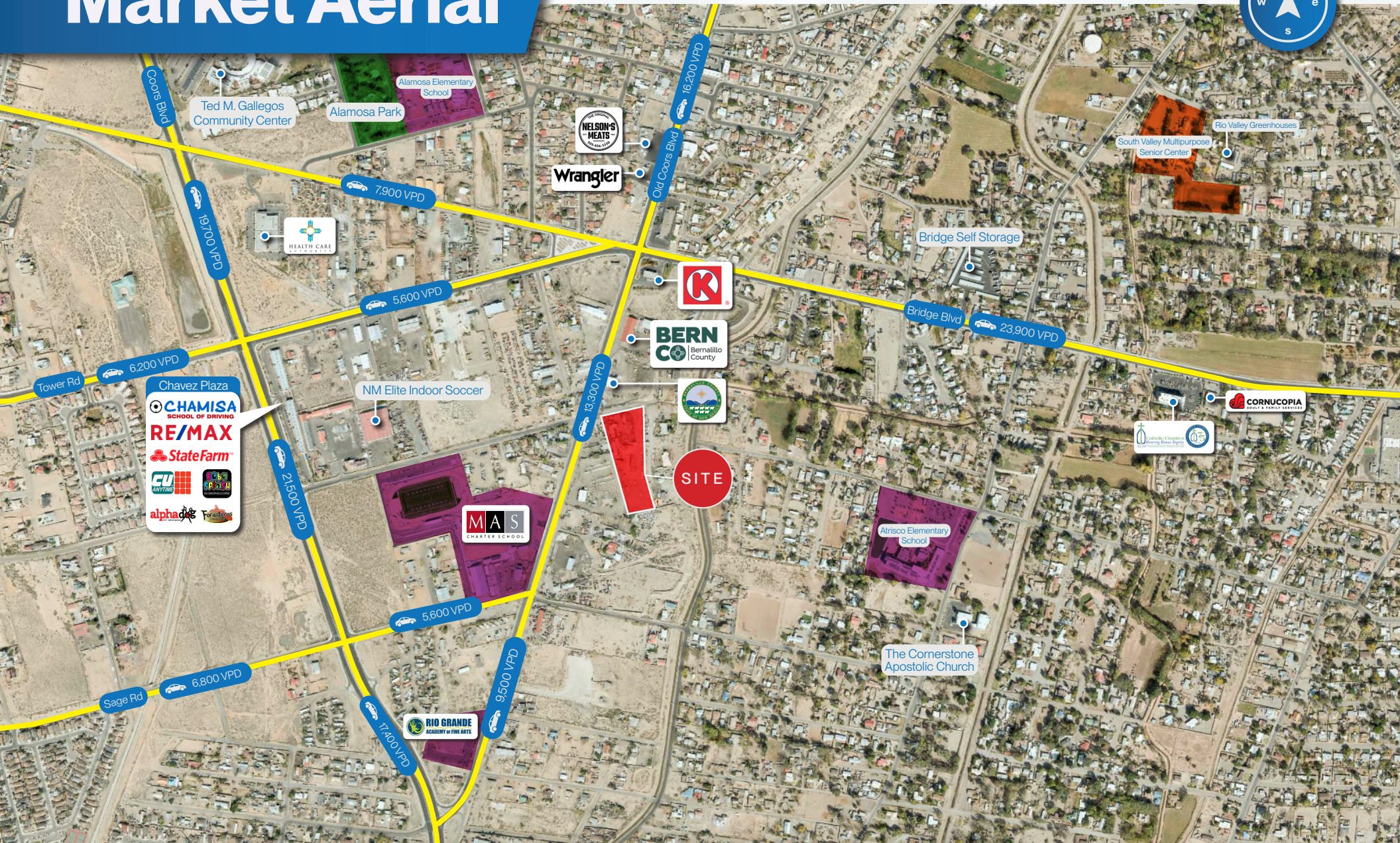
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Market Aerial



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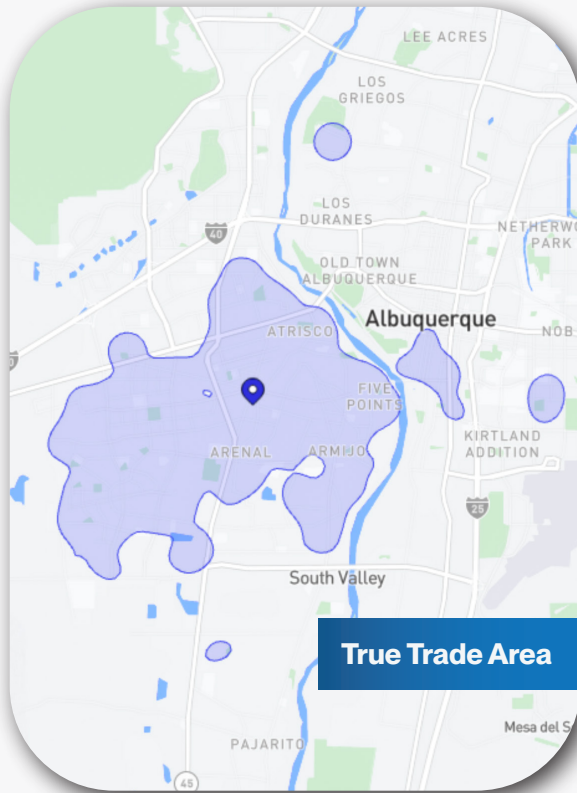
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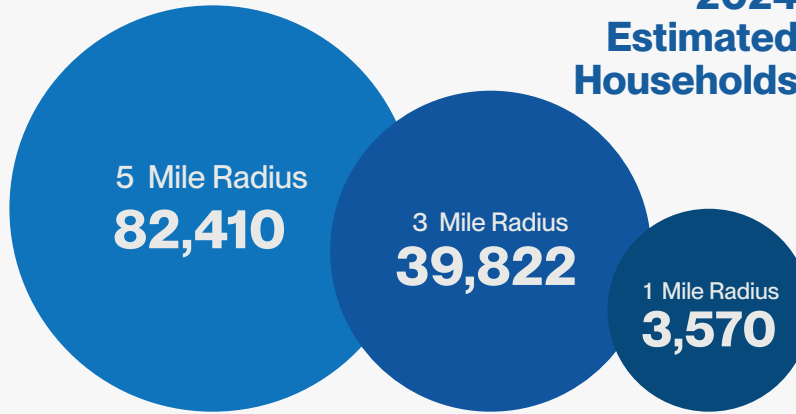
Market Overview



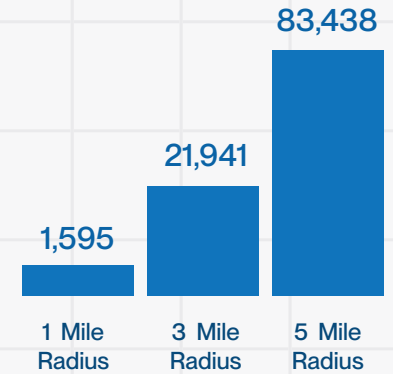
Average Household Income

61K

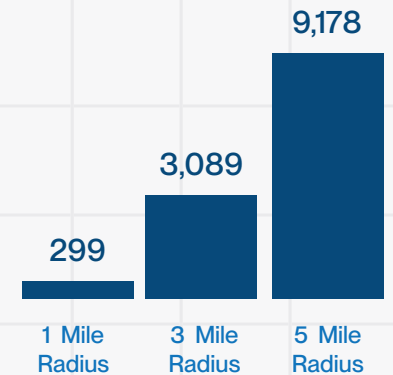
**2024
Estimated
Households**



**2024 Estimated
Total Employees**



**2024 Estimated
Total Businesses**



**2024
Population**



210,590
5 Mile Radius



108,472
3 Mile Radius



10,366
1 Mile Radius



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