



GATED STORAGE YARD

NWQ CENTRAL AVE & JUAN TABO NE
11412 Linn Ave NE Albuquerque, NM 87123



FOR SALE

LOT SIZE
0.17 AC

PRICE
\$103,500.00

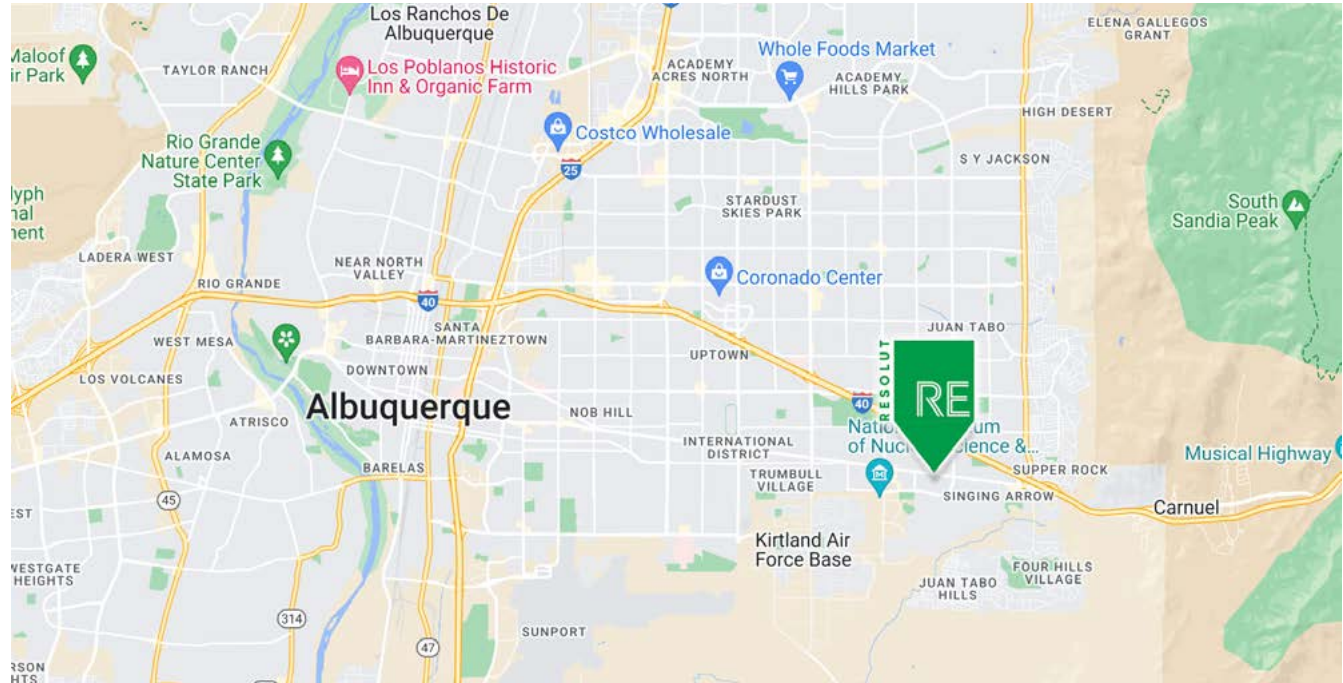
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PROPERTY HIGHLIGHTS

- Gated and Fenced yard
- Perfect for automotive or equipment storage
- MX-H Zoning



AREA TRAFFIC GENERATORS



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DEMOGRAPHIC SNAPSHOT 2024



105,182
POPULATION
3-MILE RADIUS



\$83,585.00
AVG HH INCOME
3-MILE RADIUS



63,071
DAYTIME POPULATION
3-MILE RADIUS



TRAFFIC COUNTS
Central: 22,613 VPD
(Sites USA 2024)

PROPERTY OVERVIEW

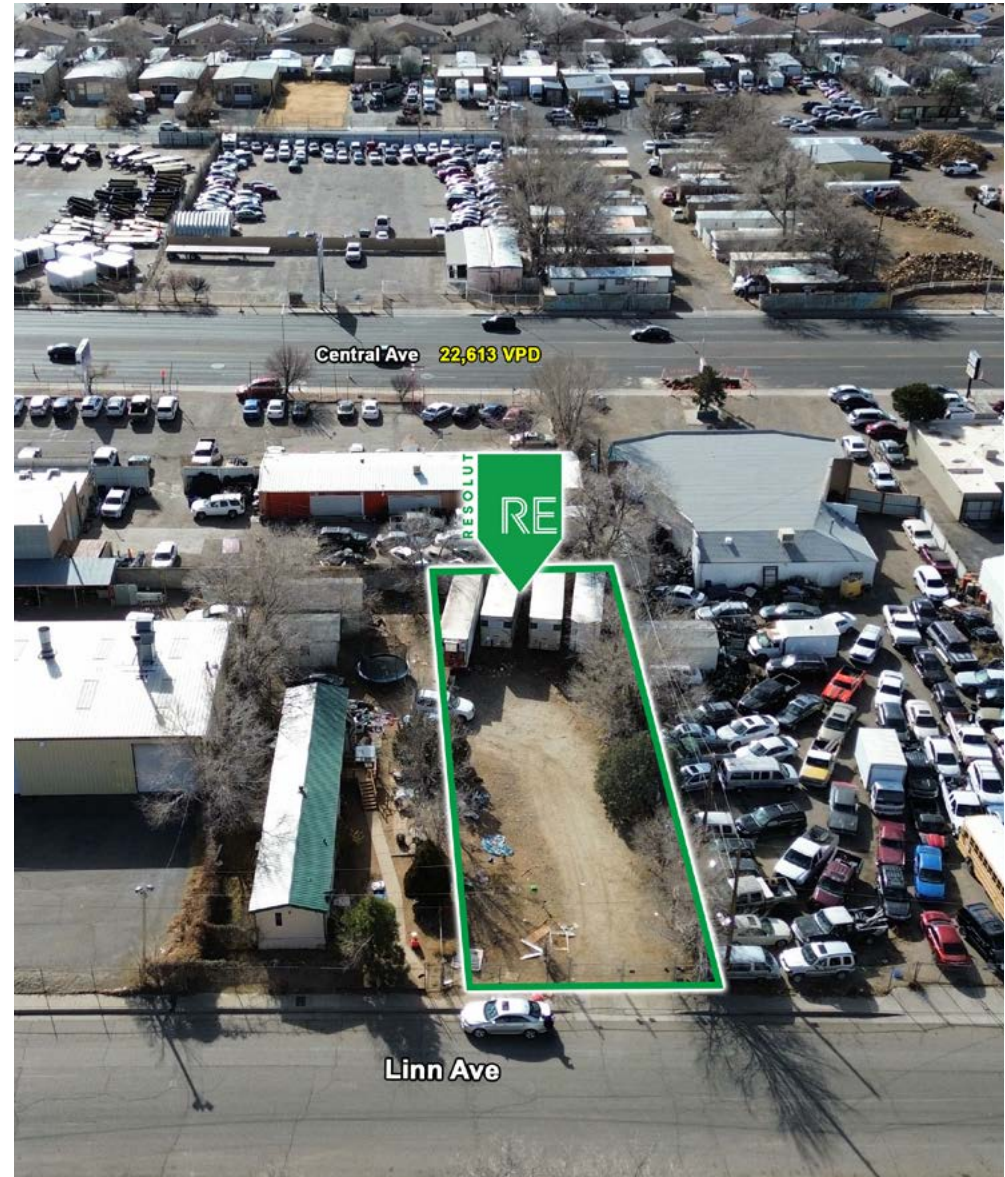
This yard is enclosed by sturdy fencing, providing a secure environment for any expanding business needing yard space. The yard has gated access for secure storage of trucks, equipment, and materials. All utilities at the street for easy hookup. Easy access to I-40, and tucked away for a secure location to store your materials. This is the perfect opportunity for your business to take the next step.

LOCATION OVERVIEW

Situated less than half a mile from Interstate 40 (I-40), the property offers convenient access to major transportation corridors. Given its strategic location and size, this lot is well-suited for various commercial uses. The area around Juan Tabo and Central is characterized by a mix of commercial and residential developments. The neighborhood has seen significant redevelopment activity, indicating a positive trend for new businesses.

PROPERTY DETAILS

Lease Rate:	\$103,500
Lot Size:	.17 ACRES
Zoning:	MX-H



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