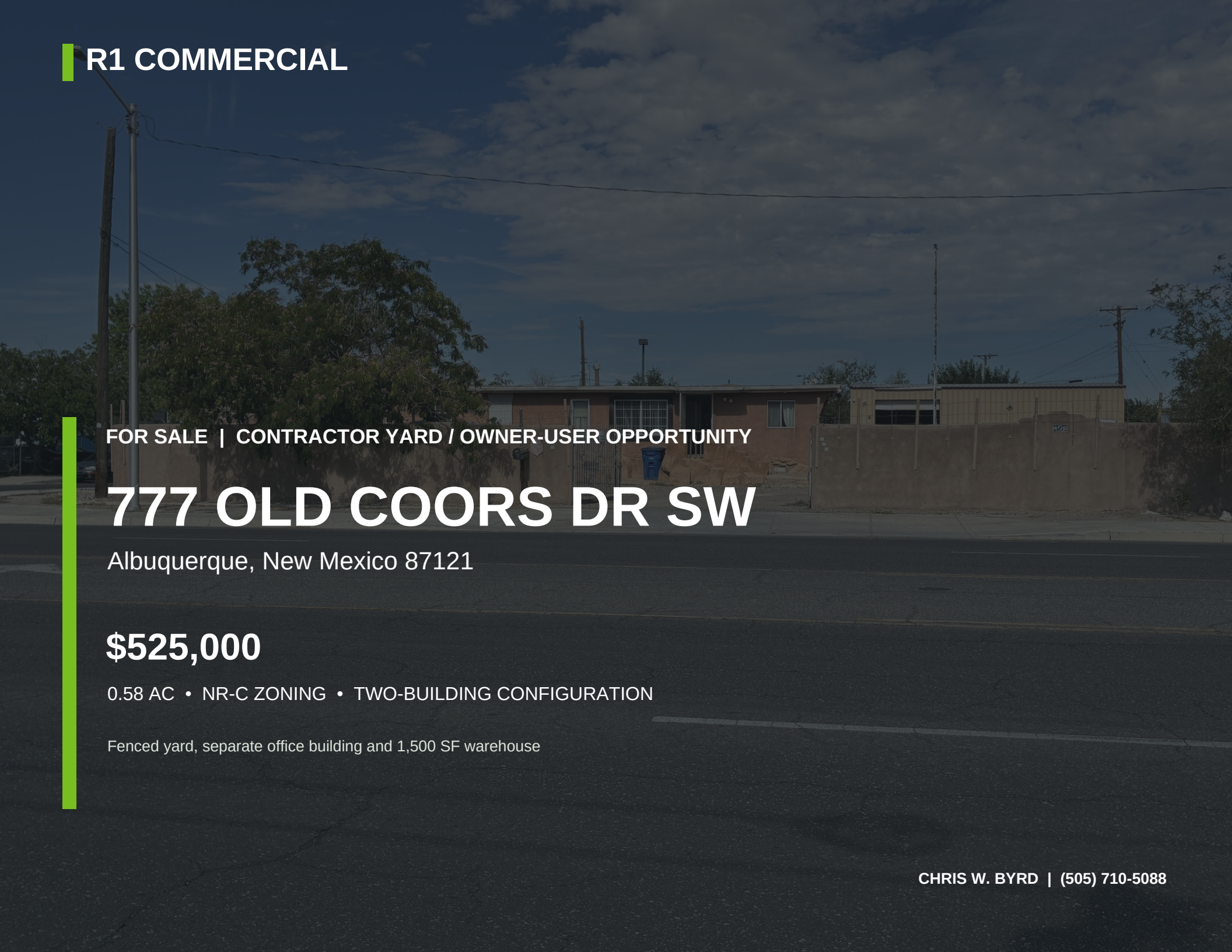


R1 COMMERCIAL

FOR SALE | CONTRACTOR YARD / OWNER-USER OPPORTUNITY

777 OLD COORS DR SW

Albuquerque, New Mexico 87121

$525,000

0.58 AC • NR-C ZONING • TWO-BUILDING CONFIGURATION

Fenced yard, separate office building and 1,500 SF warehouse

CHRIS W. BYRD | (505) 710-5088

PROPERTY OVERVIEW

A practical base for contractors and service businesses



THE OPPORTUNITY

Owner-user commercial property positioned along Old Coors with a large enclosed yard, separate office building and metal warehouse. The configuration is well suited to a contractor, trade, service or materials-based operation seeking yard utility, storage and office functions on one site.

SITE CHARACTERISTICS

- Two gated access points and substantial yard area
- Perimeter wall/fencing with gravel and compacted yard surface
- Old Coors frontage, visibility and easy service-vehicle circulation
- Business equipment and materials included subject to final written inventory

ASKING PRICE
$525,000

SITE AREA
0.58 AC

ZONING
NR-C

WAREHOUSE
1,500 SF

IMPROVEMENTS & UTILITY

Office, warehouse and working yard







OFFICE BUILDING

- Separate front office structure; exact size to be verified
- Functional restroom and kitchen area
- Gas furnace and evaporative cooling
- Interior condition is dated and offers repositioning potential

WAREHOUSE

- Approximately 1,500 SF per county assessor record
- Metal frame and metal exterior construction
- Overhead door plus separate personnel door
- Dirt floor; electrical service only; interior storage platform

SITE & UTILITIES

- City water and sewer serving the property
- One electric meter reported to serve both buildings
- Natural gas reported at office only
- Two access points; buyer to verify access, utilities and capacity

R1 COMMERCIAL

CONNECTED LOCATION

Access to Albuquerque’s primary corridors

NM 45 / COORS BLVD

±1.1 miles

INTERSTATE 40

±3.5 miles

ALBUQUERQUE SUNPORT

±6.5 miles

ZONING & DUE DILIGENCE

The property is mapped NR-C (Non-Residential – Commercial) by the City of Albuquerque. A separate official NR-C allowable-uses table is included with the marketing package. Prospective buyers must independently confirm zoning, permitted and conditional uses, dimensional standards, licensing, access, utilities, building areas, condition, environmental matters and all other information material to their intended use. Building dimensions are not represented as exact. The office area remains to be measured. Equipment and materials are included only as identified in a final written inventory approved by Seller.

CHRIS W. BYRD

R1 COMMERCIAL | REALTOR®

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Information believed reliable but not guaranteed. Distances are approximate.