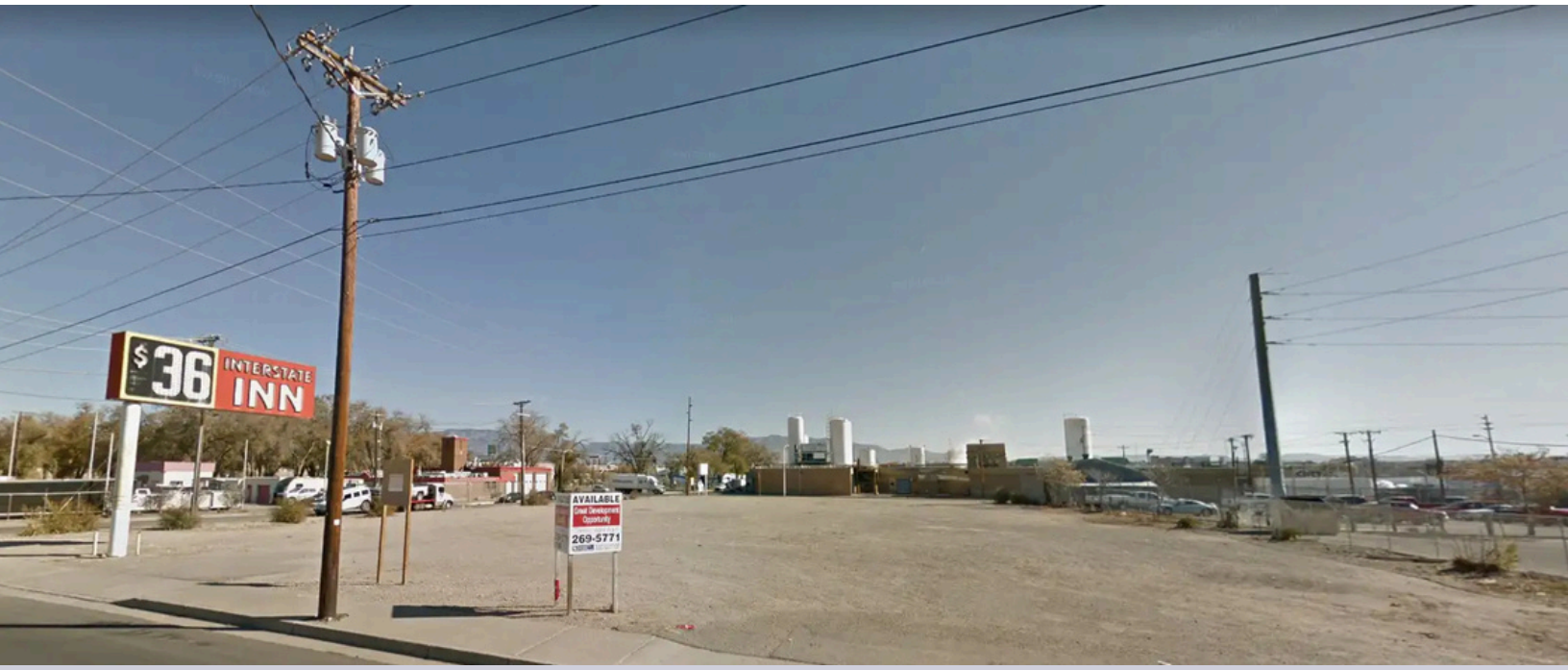
COLDWELL BANKER COMMERCIAL
LAS COLINAS




# FOR SALE or GROUND LEASE

## +/- 1.2052 acres | VACANT LAND

1916-4th St NW (US 85), Albuquerque, NM

*Access from: 3rd St NW, 4th St NW, McKnight Ave NW*

Metropolitan Redevelopment Area

Coldwell Banker Commercial-*Las Colinas*

April Ager

Qualified Broker Associate

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1916 4th Street

## PROPERTY DETAILS

This ±1.2052 acre vacant land site is centrally located in Albuquerque with frontage and possible access from 3 streets: - 4th Street NW (US 85) MAIN STREET Albuquerque Designation, McKnight Avenue NW, and 3rd Street NW.

With 14,600 CPD on 4th St. (US 85) and 156,600 CPD on nearby I-40, the parcel offers excellent visibility with convenient access to downtown, and both I-25 & I-40, without the traffic congestion around the major medical centers.

Located in the North Fourth Metropolitan Redevelopment Area (MRA), the property includes major development incentives including No Impact Fees, a form-based zoning overlay, allowing high density and additional uses, and an expedited permit approval process. The City of Albuquerque is actively encouraging urban in-fill and affordable housing in this area and has already approved multi-story MUH and mixed-use developments along 4th Street (US 85).

The site is ideally suited for medical, urgent care, physical and occupational therapy, kidney dialysis, mixed-use, retail, hospitality and more, with drive-thru availability. It is conveniently located on 4th Street (US 85) near hospitals, UNM & CNM, Old Town, galleries and museums, the Pueblo Cultural Center and Indian School Redevelopment, and the Downtown Central Business and Courthouse District.

## PROPERTY SPECIFICATIONS

| | |
|---|---|
| **Property Type:** | VACANT LAND |
| **Land Size:** | +/- 1.2052 arces |
| **Zoning:** | MX - M |
| **Traffic Count:** | +/- 14,600 |

## PRICE

**Ground Lease:** $3,000/mo

**Sale Price:** $ 15.00 - $20.00 PSF ($1.2 M)

**Seller Financing Available**
Contact Broker to Discuss All Options

**A signed confidentiality form is required prior to financials**

## PROPERTY PHOTOS






## PROPERTY PHOTOS



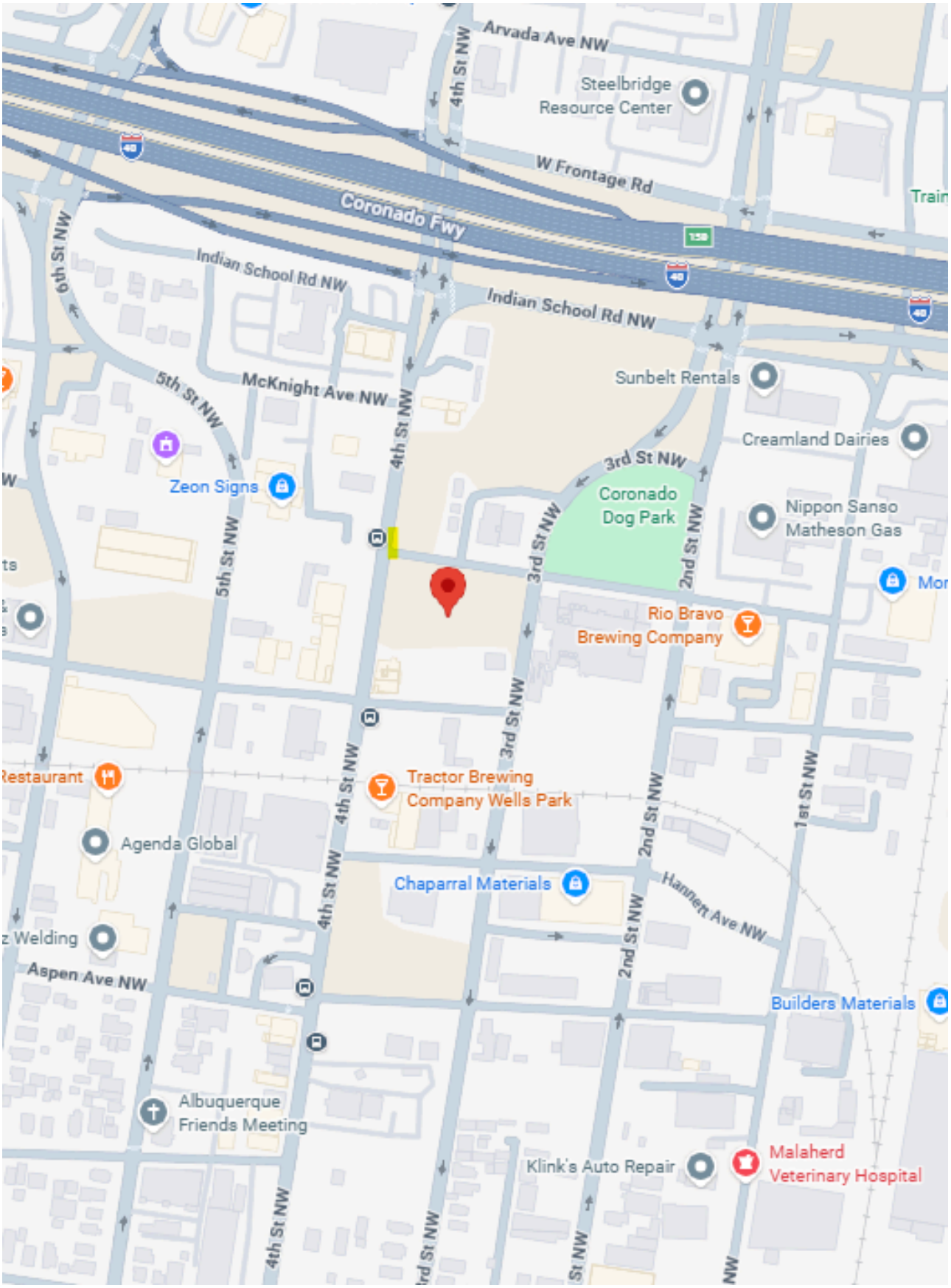









# 1916 4th Street



# 1916 4th Street

