April Ager, QB | 505.269.5771 | April@AprilAger.com

1916 4th Street NW (US 85)

MAINSTREET ALBUQUERQUE DESIGNATION - 4thSt. (US85) Corridor | 14,600 CPD on 4th Street (US 85)



GROUND LEASE
$3,000.00
PER MONTH

ALL OTHER TERMS NEGOTIABLE

FOR SALE
$1.2M
OWNER FINANCING AVAILABLE

ALL TERMS NEGOTIABLE

PROPERTY HIGHLIGHTS

- +/- 1.2052 Acres Vacant Land
- Frontage on 3 streets: **4th St. (US 85) - MAIN STREET**, McKnight Ave, 3rd St.
- Traffic: **14,600 CPD on 4th St. (US 85)** | 156,600 CPD on I-40
- Zoning: MX-M - Mixed-Use | MUH High-Density Allowed
- Access to I-25 & I-40, Downtown ABQ without congestion
- Near hospitals, UNM/CNM, Old Town, Sawmill District

METROPOLITAN REDEVELOPMENT AREA INCENTIVES

- **No Impact Fees**
- Form-Based Zoning Overlay - High Density
- Expedited Approval Process
- City Encouraging Urban In-Fill & Affordable Housing
- Multi-story MUH & Mixed-Use Already Approved Nearby

IDEAL FOR: Medical, Urgent Care, Therapy, Dialysis, Retail, Hospitality, Drive-Thru, Multi-Family Mixed-Use

4th Street (US 85) is a designated MAIN STREET corridor - enhanced visibility & economic development incentives.

Confidentiality form required for financials.

April Ager | Qualified Broker Associate | Coldwell Banker Commercial Las Colinas | Direct 505.269.5771 | April@AprilAger.com

COLDWELL BANKER COMMERCIAL
LAS COLINAS

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



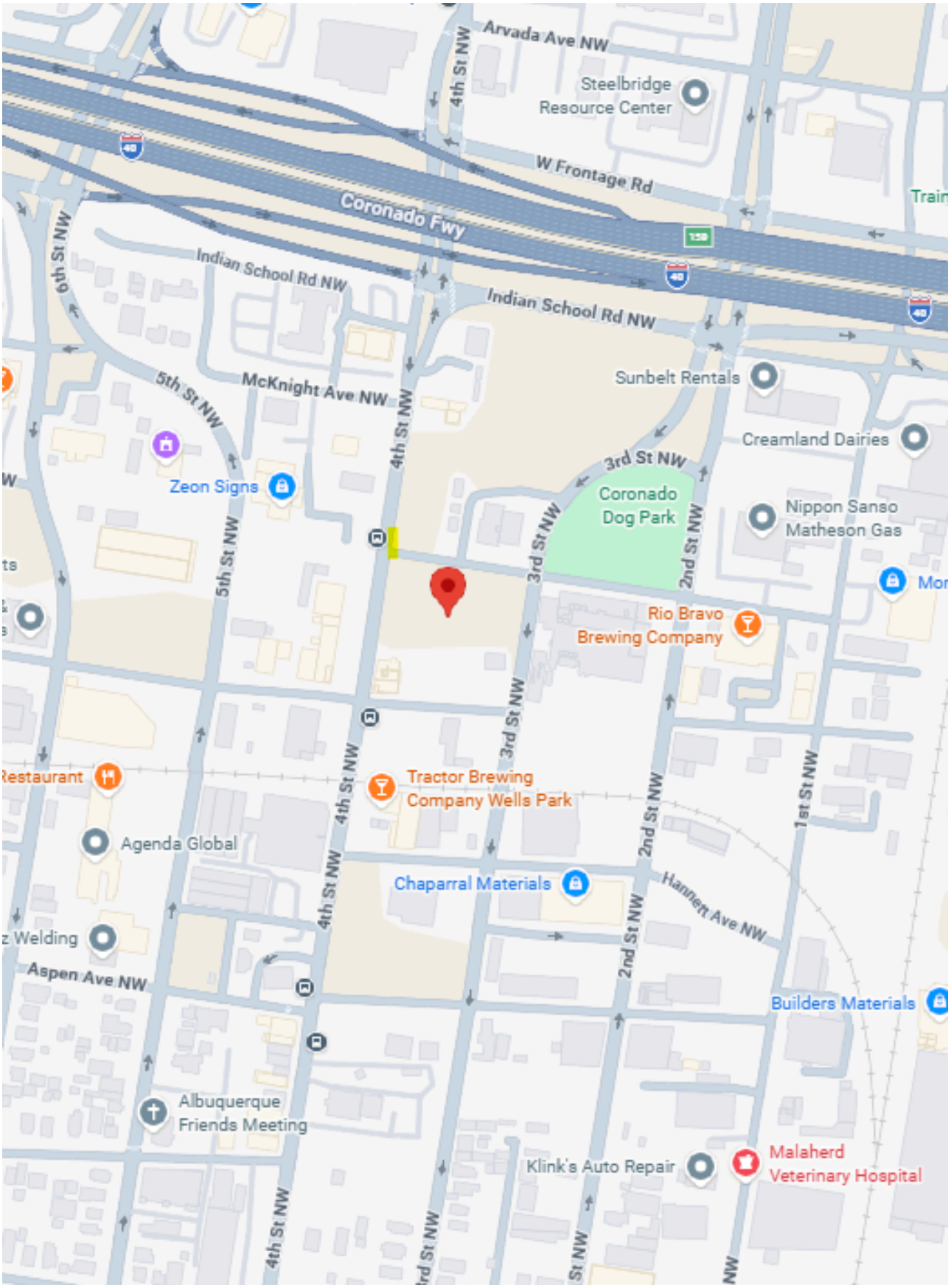








1916 4th Street



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