

**SALE**

# Multifamily/Townhome/Self Storage land development opportunity

**12815 CENTRAL AVE. LAND**

Albuquerque, NM 87121

**PRESENTED BY:**

**PAUL COOK**

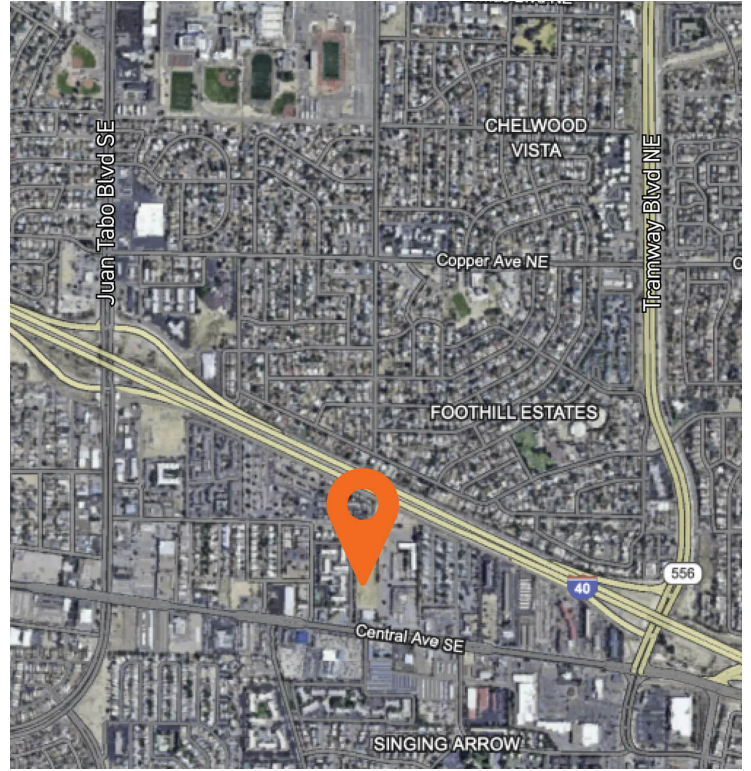
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paul.cook@svn.com

NM #13024



# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$1,000,000
<b>PRICE / SF:</b>	\$7.78 - \$9.37
<b>LOT SIZE:</b>	2.95 Acres
<b>PRICE / ACRE:</b>	\$338,983
<b>ZONING:</b>	MX-H
<b>MARKET:</b>	Albuquerque
<b>SUBMARKET:</b>	Northeast Heights
<b>TRAFFIC COUNT:</b>	18,110

## PROPERTY OVERVIEW

Multifamily/Townhome/Self storage land development opportunity. +/- 0.98 Acres to +/-2.95 acres, (3 lots), available. Zoned MX-H.

City water and sewer extend into this property.

Sale Price:

Entire Property: \$1,000,000.00 (+/- \$7.78/sf)

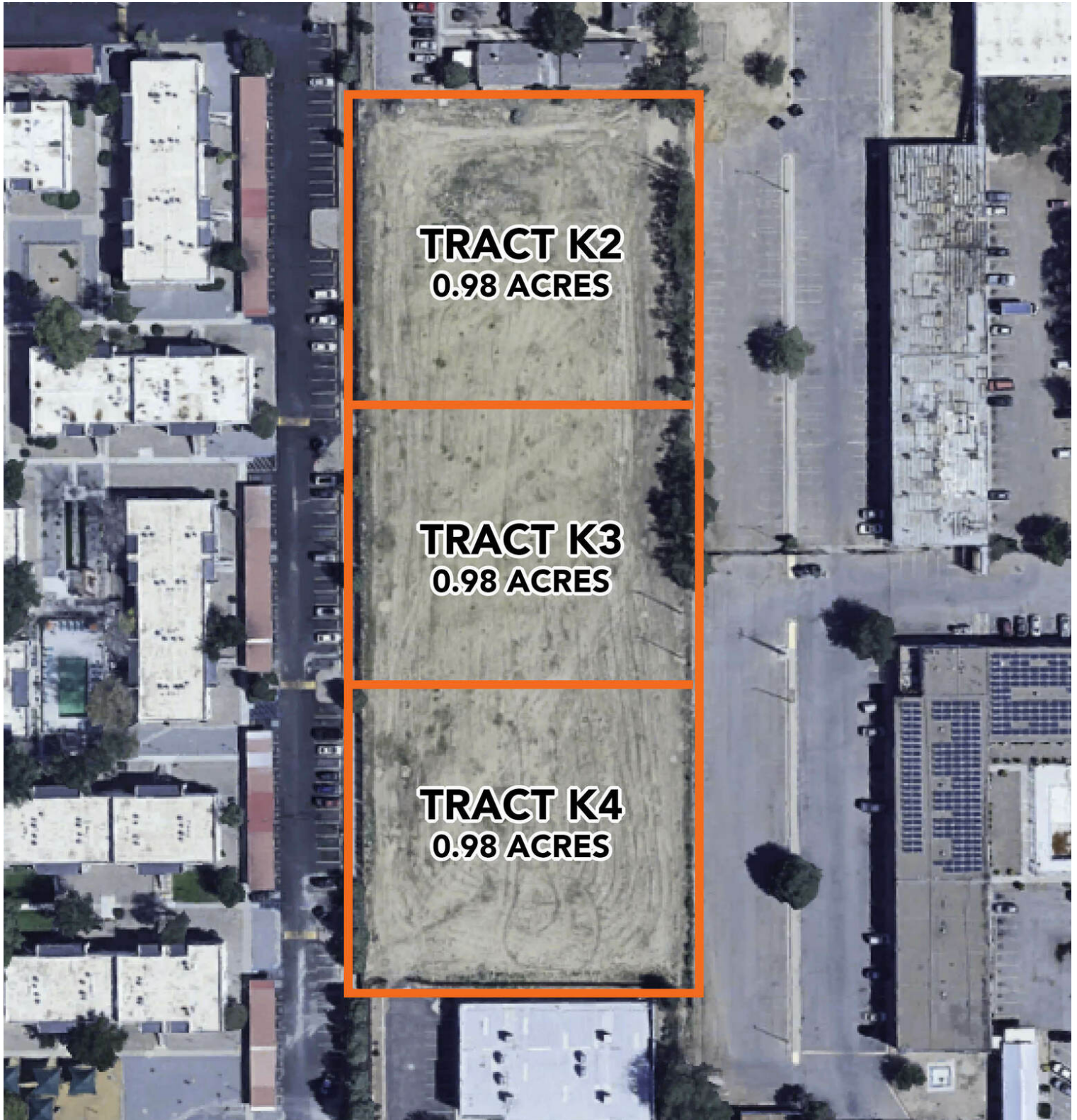
Individual Lots: \$400,000.00 each (+/- \$9.37/sf)

## PROPERTY HIGHLIGHTS

- 2.95 Acres
- Zoned MX-H (Mixed Use-High Density)
- Suitable for Multifamily, Townhome/Self Storage Development or Light Industrial Uses
- \$1,000,000.00 (\$7.78/sf) for entire property (3 lots)
- Entire property consists of 3 individual lots
- \$400,000.00 (\$9.37/sf) for individual lots
- Access easement in place

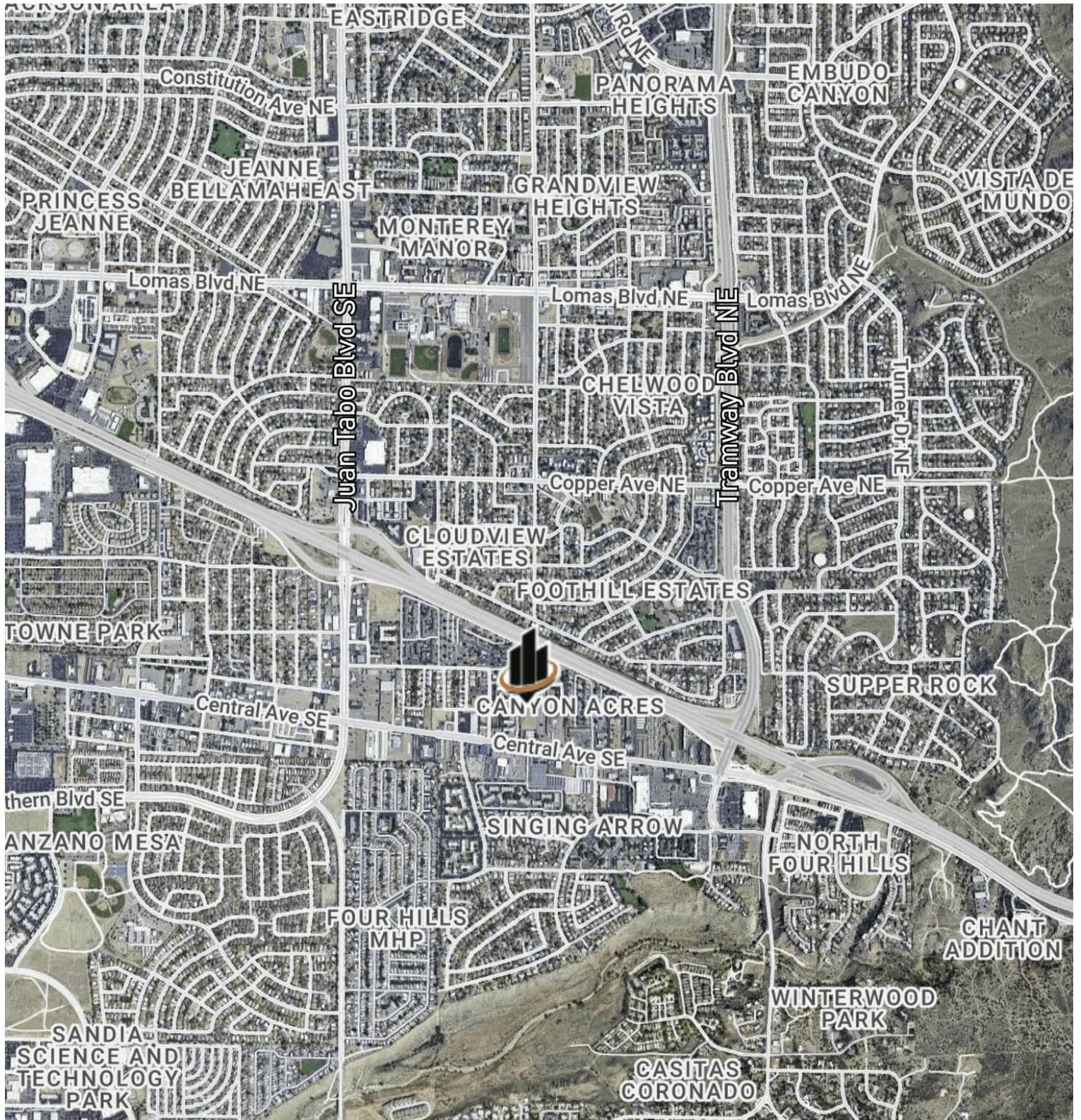
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# AERIAL MAP



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# ADDITIONAL PHOTOS



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# BOUNDARY SURVEY

## Boundary Survey for Tracts K-2, K-3, K-4 & K-5, Canyon Acres City of Albuquerque Bernillo County, New Mexico August 2022

### Legend

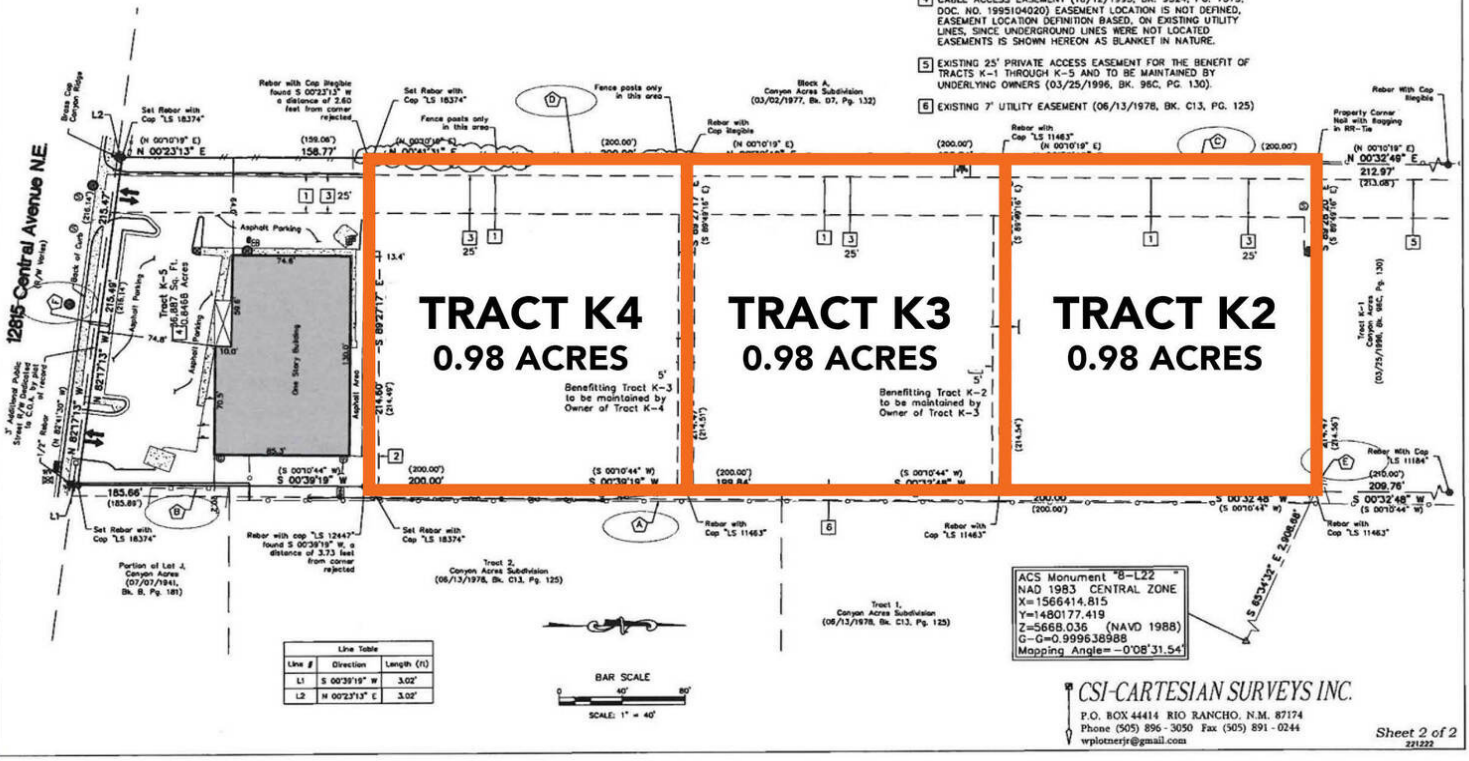
MEASURED BEARINGS AND DISTANCES		GAS METER	
N 90°00'00" E (N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (03/25/1996, BK. 96C, PG. 130)		WATER METER
	FOUND MONUMENT AS INDICATED		FIRE HYDRANT
	SET MONUMENT AS INDICATED		WATER VALVE
	COVERED AREA AS INDICATED		MAN-HOLE
	CONCRETE		IRRIGATION BOX
	WOOD FENCE		STORM DRAIN INLET
	METAL FENCE		SIGN
	CHAINLINK FENCE		CURB CUT/INDICATION OF ACCESS TO ROADWAY
	BOLLARD		SAS CLEANOUT
	UTILITY PEDIESTAL		ELECTRIC METER
	LIGHT POLE		
	ELECTRIC CABINET		

### Surveyor's Observations

- (A) CHAINLINK FENCE IS INTO ADJOINER'S PROPERTY BY AS MUCH AS 9.4 FEET, OWNERSHIP UNKNOWN.
- (B) METAL FENCE IS INTO ADJOINER'S PROPERTY BY AS MUCH AS 1.8 FEET, OWNERSHIP UNKNOWN.
- (C) WOOD AND METAL FENCE IS INTO ADJOINER'S PROPERTY BY AS MUCH AS 4.1 FEET, OWNERSHIP UNKNOWN.
- (D) WOOD FENCE IS INTO ADJOINER'S PROPERTY BY AS MUCH AS 2.8 FEET, OWNERSHIP UNKNOWN.
- (E) WOOD FENCE ANGLES INTO ADJOINER'S PROPERTY BY AS MUCH AS 4.7 FEET, OWNERSHIP UNKNOWN.
- (F) BUSINESS SIGN IS INTO RIGHT-OF-WAY BY AS MUCH AS 6.4'

### Easement Notes

- 1 25' PUBLIC WATER AND SANITARY SEWER EASEMENT (03/25/1996, BK. 96C, PG. 130)
- 2 5' PUBLIC UTILITY EASEMENT (03/25/1996, BK. 96C, PG. 130)
- 3 5' PRIVATE DRAINAGE EASEMENT (03/25/1996, BK. 96C, PG. 130) BENEFITING & TO BE MAINTAINED BY THE OWNERS OF TRACT K-2 THROUGH K-5
- 4 CABLE ACCESS EASEMENT (10/12/1995, BK. 9524, PG. 7573, DOC. NO. 1995104020) EASEMENT LOCATION IS NOT DEFINED. EASEMENT LOCATION DEFINITION BASED, ON EXISTING UTILITY LINES, SINCE UNDERGROUND LINES WERE NOT LOCATED. EASEMENTS IS SHOWN HEREON AS BLANKET IN NATURE.
- 5 EXISTING 25' PRIVATE ACCESS EASEMENT FOR THE BENEFIT OF TRACTS K-1 THROUGH K-5 AND TO BE MAINTAINED BY UNDERLYING OWNERS (03/25/1996, BK. 96C, PG. 130).
- 6 EXISTING 7' UTILITY EASEMENT (06/13/1978, BK. C13, PG. 125)



ACS Monument "B"-L22  
 NAD 1983 CENTRAL ZONE  
 X=1566414.815  
 Y=1480177.419  
 Z=-5668.036 (NAVD 1988)  
 G-G=0.9999638988  
 Mapping Angle=-0°08'31.54"

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