

FOR SALE

LAND SITE - APARTMENT DEVELOPMENT PLANS OWNER FINANCING AVAILABLE WITH 20% DOWN!

6525 COCHITI RD SE | ALBUQUERQUE, NM 87108

SE CORNER OF COCHITI RD & FLORIDA ST

Conceptual Rendering - Approximate only; refer to official site plans for precise dimensions.



OFFERED AT
\$500,000

DESCRIPTION

This exceptionally sized land lot offers an outstanding opportunity to develop a 24-unit apartment complex in a central, transit-friendly location with direct mass-transit access and high visibility; and build-to-suit design and construction can be arranged at additional cost—don't miss your chance to capitalize on this prime development site; contact us today for details and site plans.

PROPERTY HIGHLIGHTS

- 28, 221 Sq Ft Land Lot
- Strategic location in Albuquerque
- Close to Public Transportation
- Apartment Development Potential

 **COLDWELL BANKER | LEGACY**

8200 Carmel Ave NE STE 103-A, Albuquerque, NM 87122
505.292.8900

ARIEL RESNIK
REALTOR® | Associate Broker
resnikrealestate@gmail.com
c: (505) 400-2804



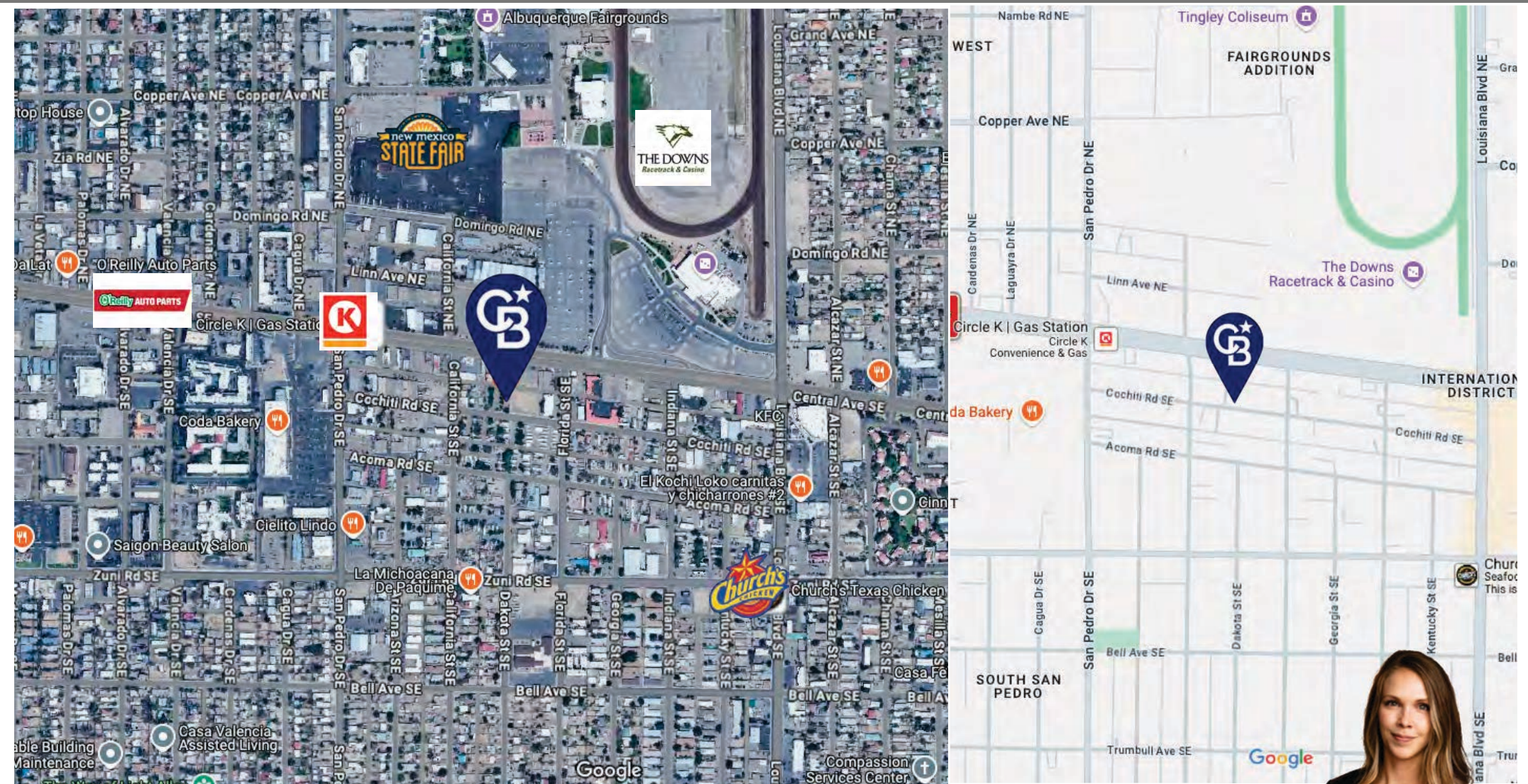
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LAND SITE - APARTMENT DEVELOPMENT PLANS

MUTLI FAMILY TWO STORY APARTMENT COMPLEX

6525 COCHITI RD SE | ALBUQUERQUE, NM 87108

LOCATION



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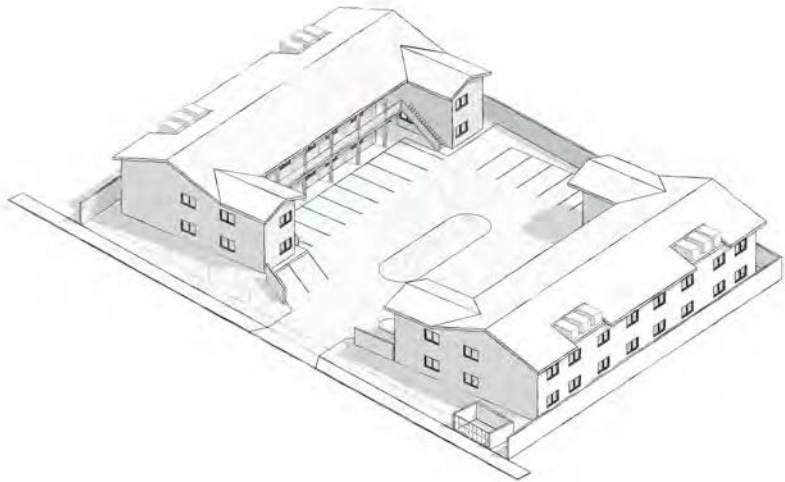
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FLOOR PLAN



STREET ELEVATION

1/16" = 1'-0"



SITE PLAN

1/16" = 1'-0"

- BUILDING FOOTPRINT**
 - LEVEL 1 3984 SF * 2 = 7968 SF
 - LEVEL 2 3984 SF * 2 = 7968 SF
 - TOTAL SF BOTH BUILDINGS = 15,936 SF
- PAVING FOOTPRINT - 10,507 SF**
 - PONDING AREA - APPROX. 700 CFT @ 1000 SF
 - POND @ 8" DEEP +/-
- NUMBER OF UNITS:**
 - 1 BR 367 SF - 8
 - 2 BR 854 SF - 8
 - 3 BR 984 SF - 8
- NUMBER OF PARKING SPACES - 24 REQD.**
 - SCREENED BY BUILDING ITSELF
- IDO OPEN SPACE**
 - 1 BR + 225 SF @ 8 UNITS = 1800
 - 2 BR + 285 SF @ 8 UNITS = 2280
 - 3 BR + 350 SF @ 8 UNITS = 2800
 - TOTAL = 6880
- MAIN STREET 50% REDUCTION = 3440 SF REQD.
- 13 TREES REQD.

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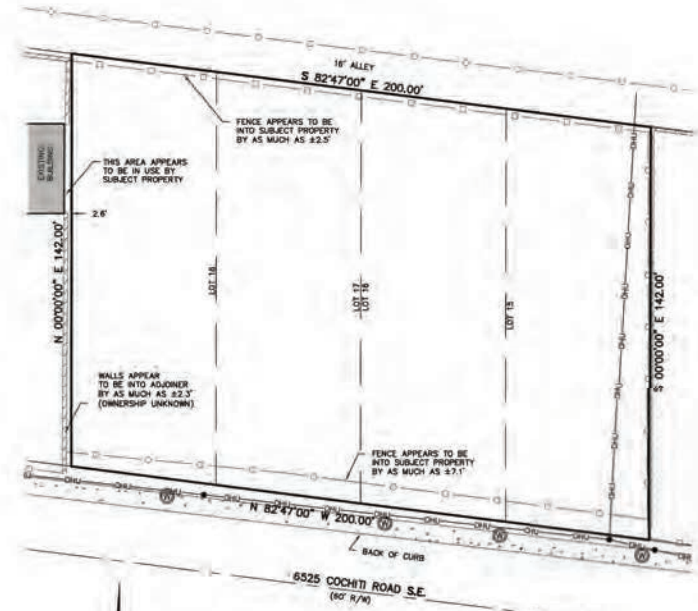
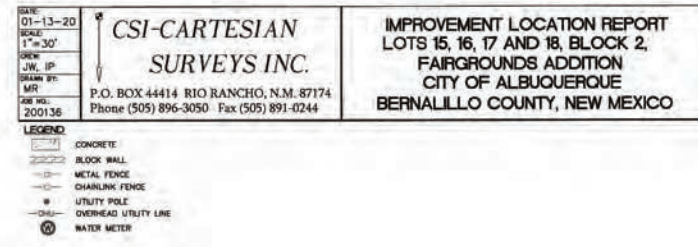
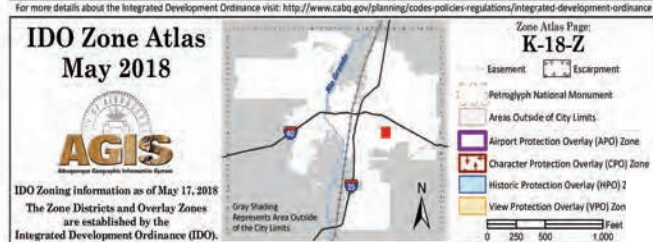


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SURVEY



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