

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
\$399,900

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

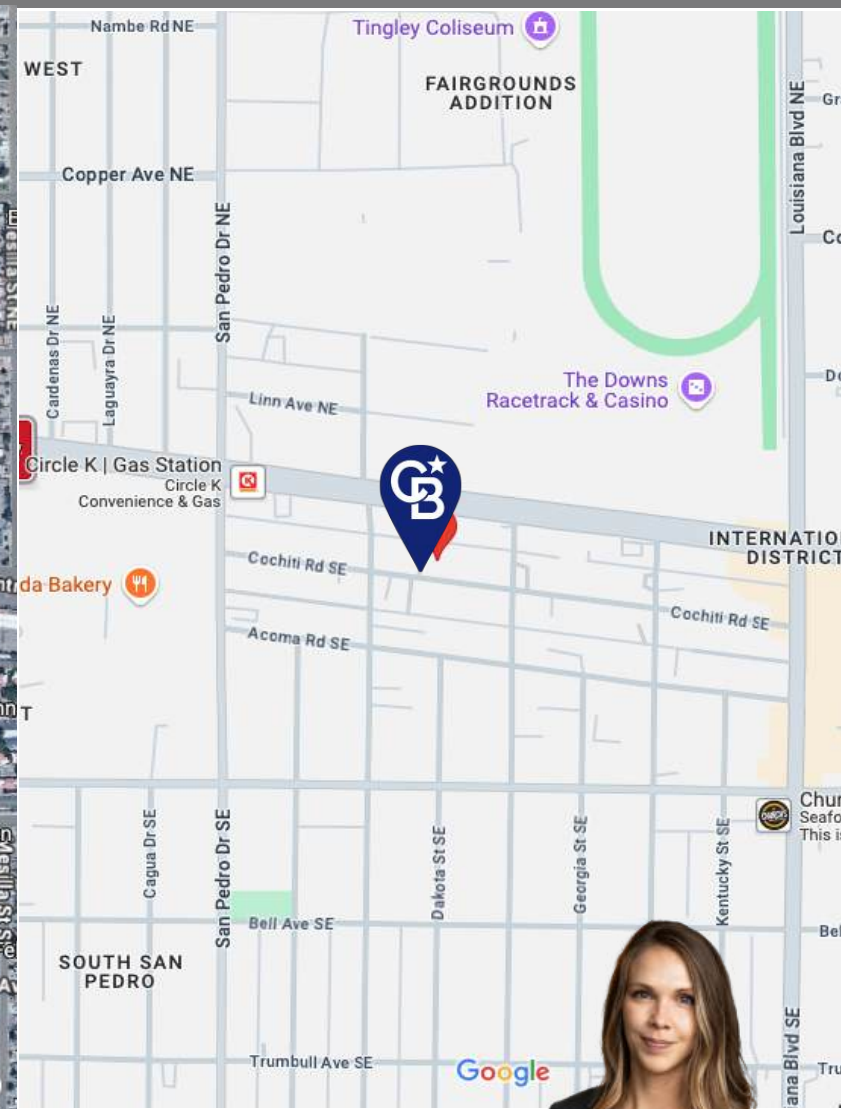
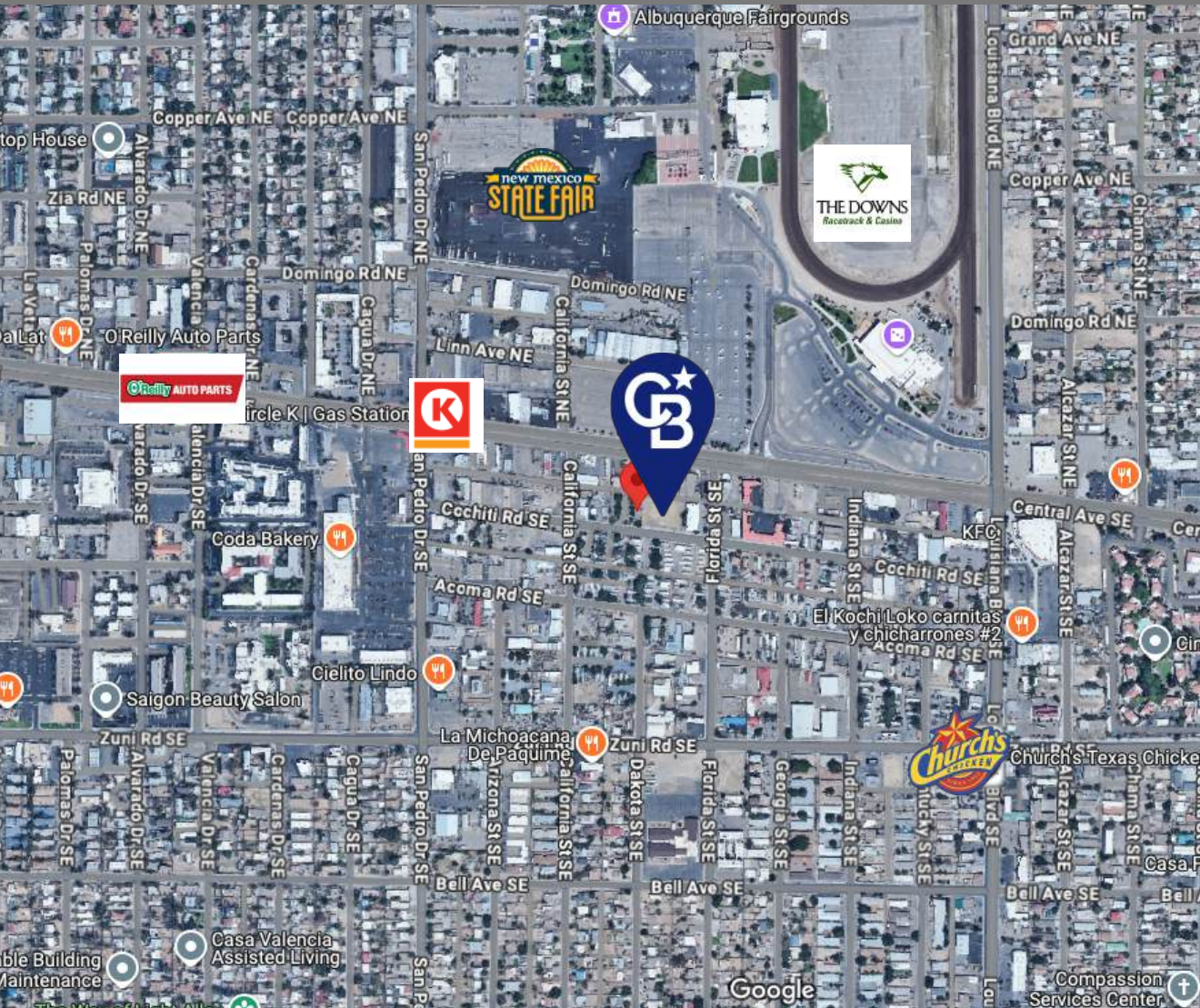


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LAND SITE - APARTMENT DEVELOPMENT PLANS MUTLI FAMILY TWO STORY APARTMENT COMPLEX

6525 COCHITI RD SE | ALBUQUERQUE, NM 87108

LOCATION



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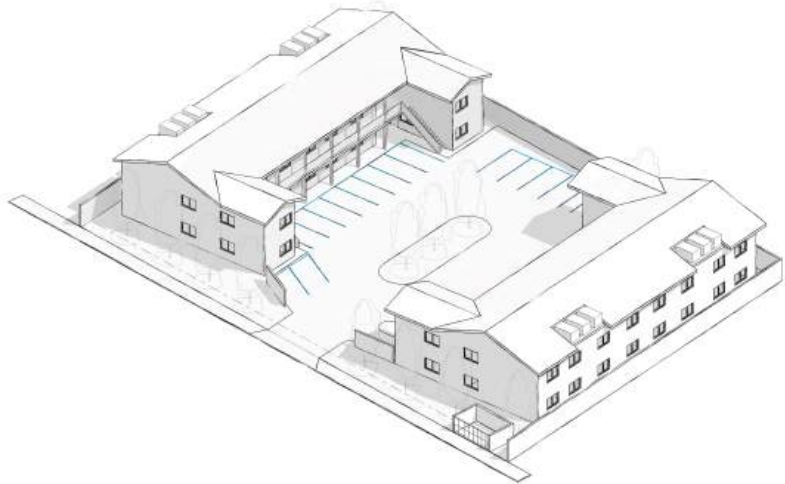
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LAND SITE - APARTMENT DEVELOPMENT PLANS

MUTLI FAMILY TWO STORY APARTMENT COMPLEX

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FLOOR PLAN



STREET ELEVATION

1/8" = 1'-0"



SITE PLAN

1/16" = 1'-0"



- BUILDING FOOTPRINT**
- LEVEL 1 3994 SF * 2 = 7988 SF
 - LEVEL 2 3994 SF * 2 = 7988 SF
 - TOTAL SF BOTH BUILDINGS = 15,976 SF
- PAVING FOOTPRINT - 15,507 SF**
- PONDING AREA - APPROX. 700 CFT = 1000 SF**
POND @ 8" DEEP +/-
- NUMBER OF UNITS:**
- 1 BR 267 SF - 8
 - 2 BR 155 SF - 8
 - 3 BR 954 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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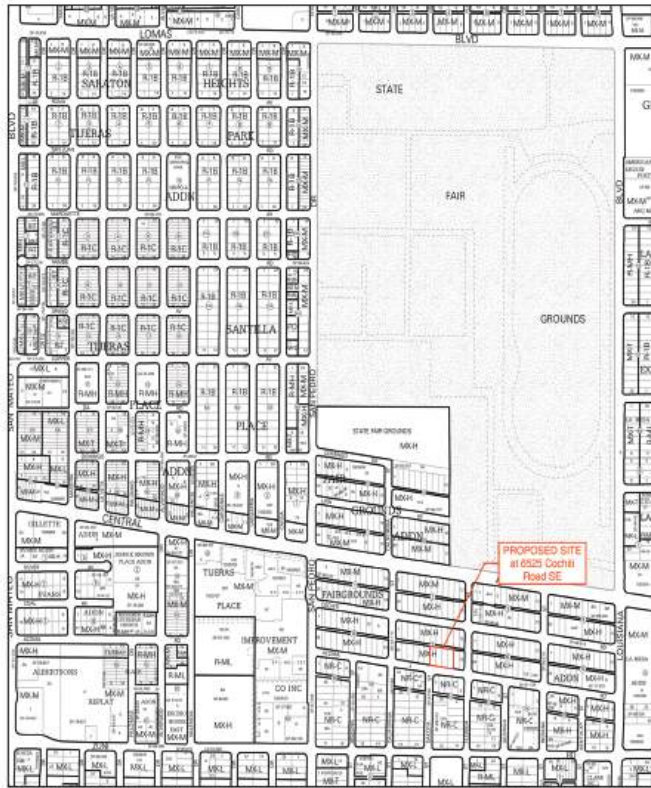


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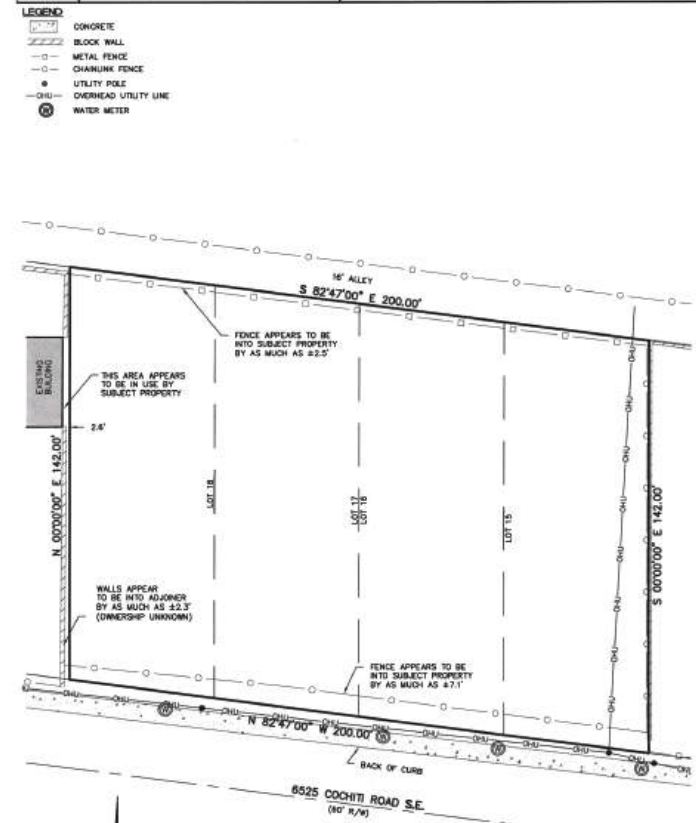
SURVEY



DATE: 01-13-20
SCALE: 1"=30'
CROW: J.W. IP
DRAWN BY: MR
JOB NO.: 2001.35

**CSI-CARTESIAN
SURVEYS INC.**
P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896-3050 Fax (505) 891-0244

**IMPROVEMENT LOCATION REPORT
LOTS 15, 16, 17 AND 18, BLOCK 2,
FAIRGROUNDS ADDITION
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO**



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