



The information contained herein is believed to be reliable, however Johnson Commercial Real Estate LC makes no warranty, representation or guarantee as to its accuracy. Interested parties should conduct its own investigations to determine the suitability of its intended use for the property.

FOR SALE

Paradise Blvd NW & Unser Blvd NW

Albuquerque, NM 87114

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High Visibility NR-C & MX-M Corner

LOCATION

- Southeast corner of Paradise Blvd NW & Unser Blvd NW

AVAILABLE

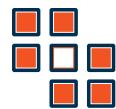
- 13.35± Acres Total
 - Lot 1 5.52± Acres
 - Lots 2-6 6.87± Acres

ZONING

- NR-C, Commercial (Lot 1)
- MX-M, Moderate Intensity (Lots 2-6)
- Seller Financing Considered

SALES PRICE

Hard Corner of Tract 1	\$2,613,600 (2± acres)
Tract 1	See Broker (5.25 acres)
Tracts 2-6	See Broker (6.87 acres)
Tracts 1-6	See Broker (13.35 acres)

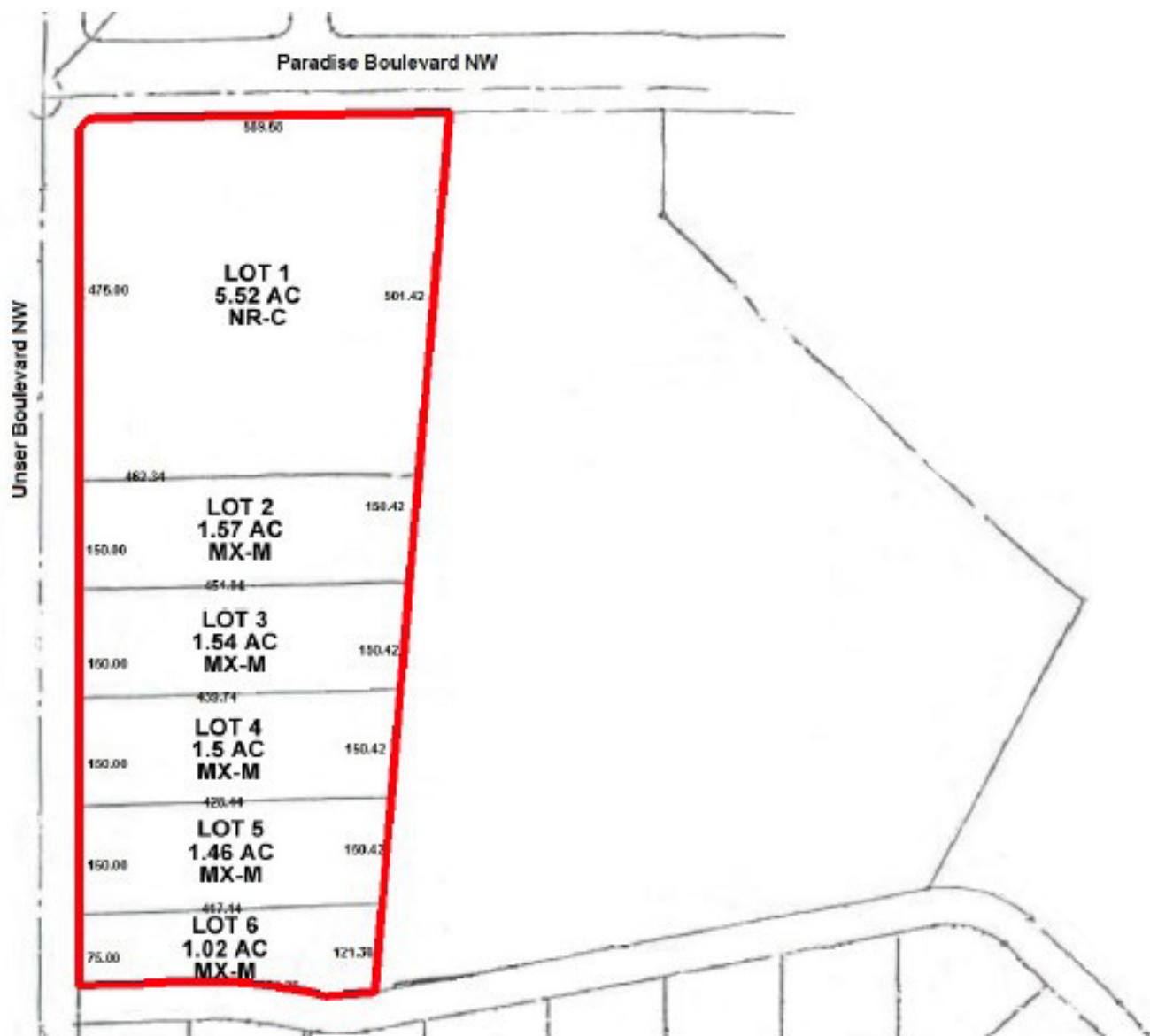


Aerial Map





Site Plan



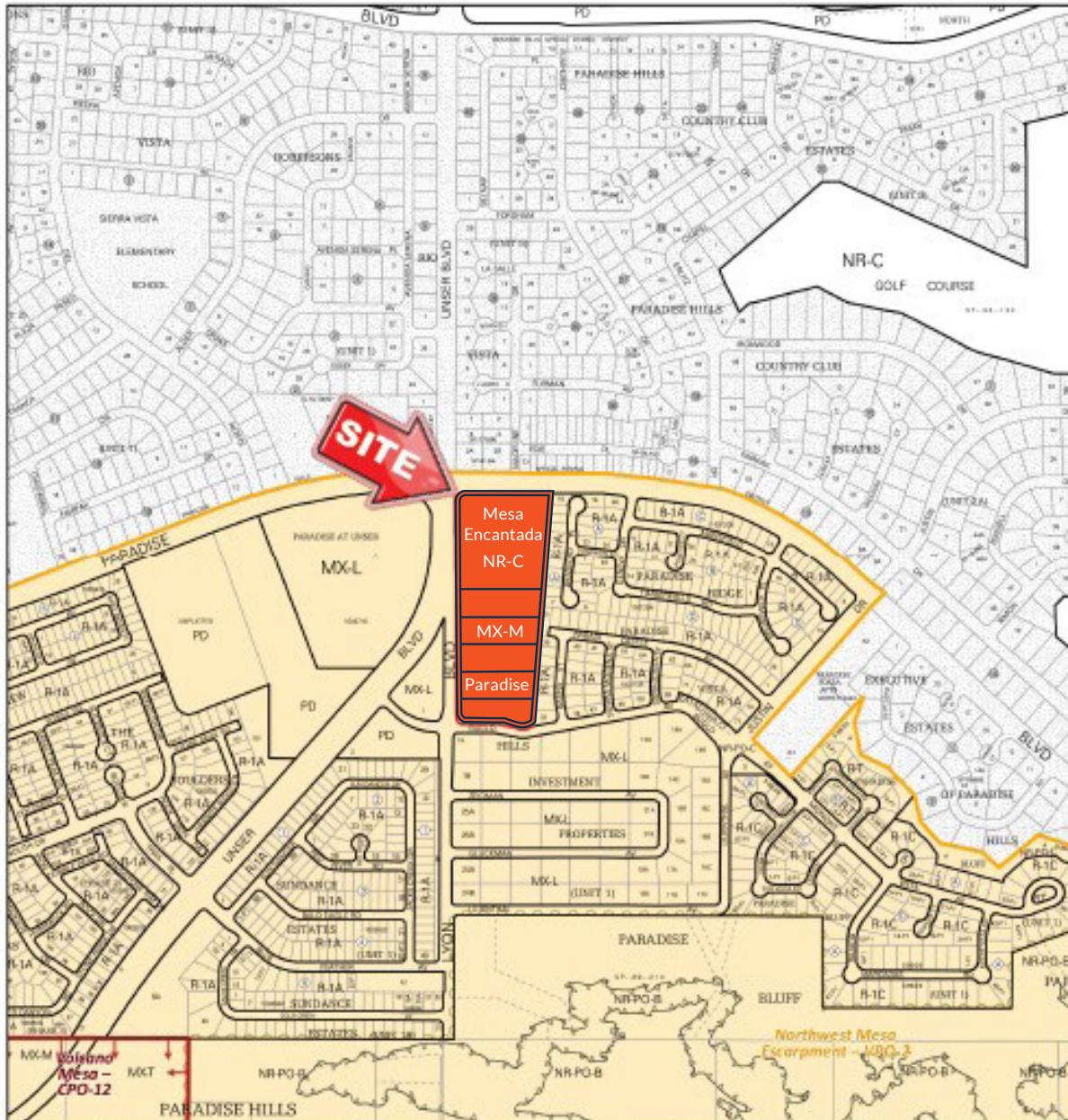


Property Photos





Zone Atlas



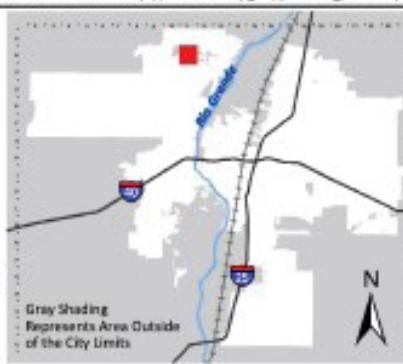
For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018



IDO Zoning information as of May 17, 2018

The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



Zone Atlas Page:

B-11-Z

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

0 250 500 1,000

