

**For
Sale**

1

Right-Sized M-1 Land in ABQ's South Valley

SECONDS FROM I-25 & BROADWAY BLVD. INTERCHANGE



AVAILABLE

±7.57 Acres

SALE PRICE

\$1,500,000 (\$4.50/SF)

ZONING

M-1, SU, Bernalillo County

HIGHLIGHTS

- 3-phase, 480V electrical service available on site
- One water well on site with approval for two additional
- Completely graded, construction ready site
- Great visibility and less than 1/2-mile from I-25 & Broadway
- 13 minutes from I-40 & I-25
- Just west of the ABQ Trap Club
- Additional ±7.6 Ac. parcels available for a total of ±30.21 Ac.

±7.57 Acres Available

Todd Strickland

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Rob Bridges CCIM

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Parcel North of 9219 Broadway Blvd. SE | Albuquerque, NM 87105

NAISunVista **Got Space**

Opening the Door to Commercial Real Estate Excellence

For Sale

Parcel North of 9219 Broadway Blvd. SE | Albuquerque, NM 87105

SITE

SITE | ±7.57 Ac.

NAISunVista

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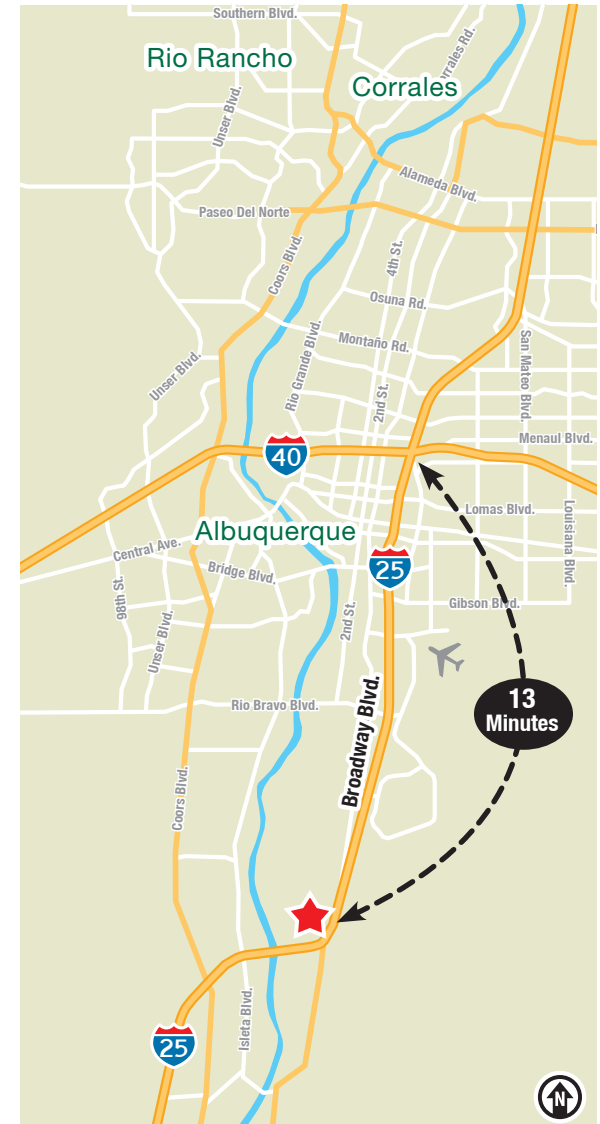


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LOCATION



NAISunVista

The information contained is believed reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projection, opinion, assumption or estimated uses are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on many factors which should be evaluated by your tax, financial, and legal counsel. You and your counsel should conduct a careful independent investigation of the property to determine that it is suitable to your needs.

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