

# LAND FOR SALE OR LEASE

NWC of Edith & Candelaria, Albuquerque, NM 87107



**BASE 5**

RETAIL PARTNERS



EDITH BLVD 14,200 VPD

CANDELARIA RD 14,800 VPD

**LISTING  
BROKER**

**Brandon Saylor, CCIM** OWNER/BROKER  
brandon@base5retail.com - 505.350.0296

6739 Academy Rd NE, Suite 380 • Albuquerque, NM 87109  
**505.807.0605 • WWW.BASE5RETAIL.COM**



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## SITE DETAILS

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The land has flat topography ready with full utilities to site.

### PRICE

**SALE:** \$850,000

**LEASE:** \$5000/Month + NNN

### LOT DETAILS

Hard corner lot of ±1.72 Acres (±75,006.14 SF)

### ZONING

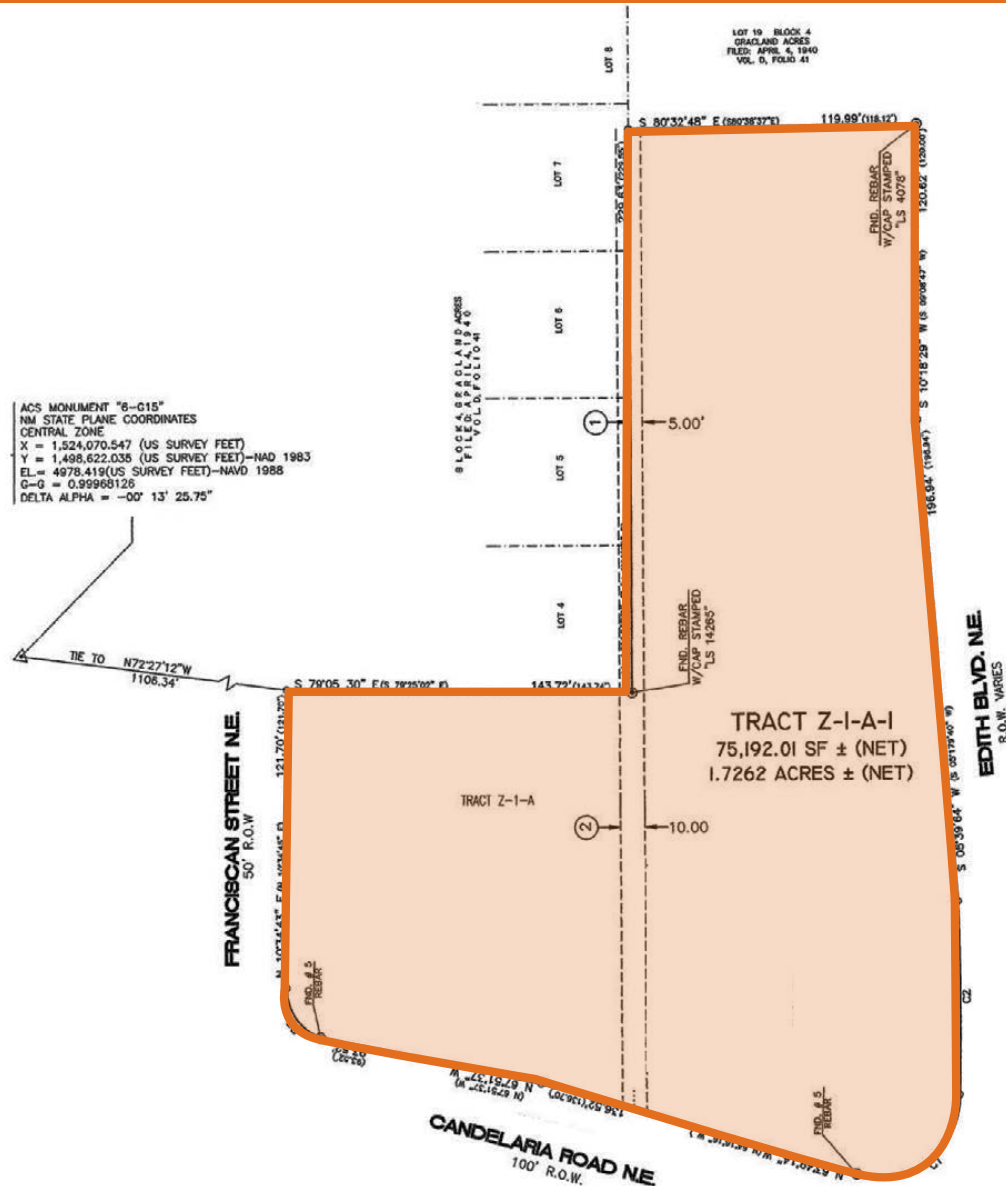
C-2 (Bernalillo County)

### GREAT ACCESS & EXPOSURE

- 53,900 VPD at intersection of Edith Blvd. & Candelaria Rd.
- Over 500' of frontage on Edith Blvd. & Candelaria Rd.
- 1/2 mile from I-25 and quick access to the Big-I

### BEST USE

Fast food restaurant, construction and supply and auto & truck repair/supply



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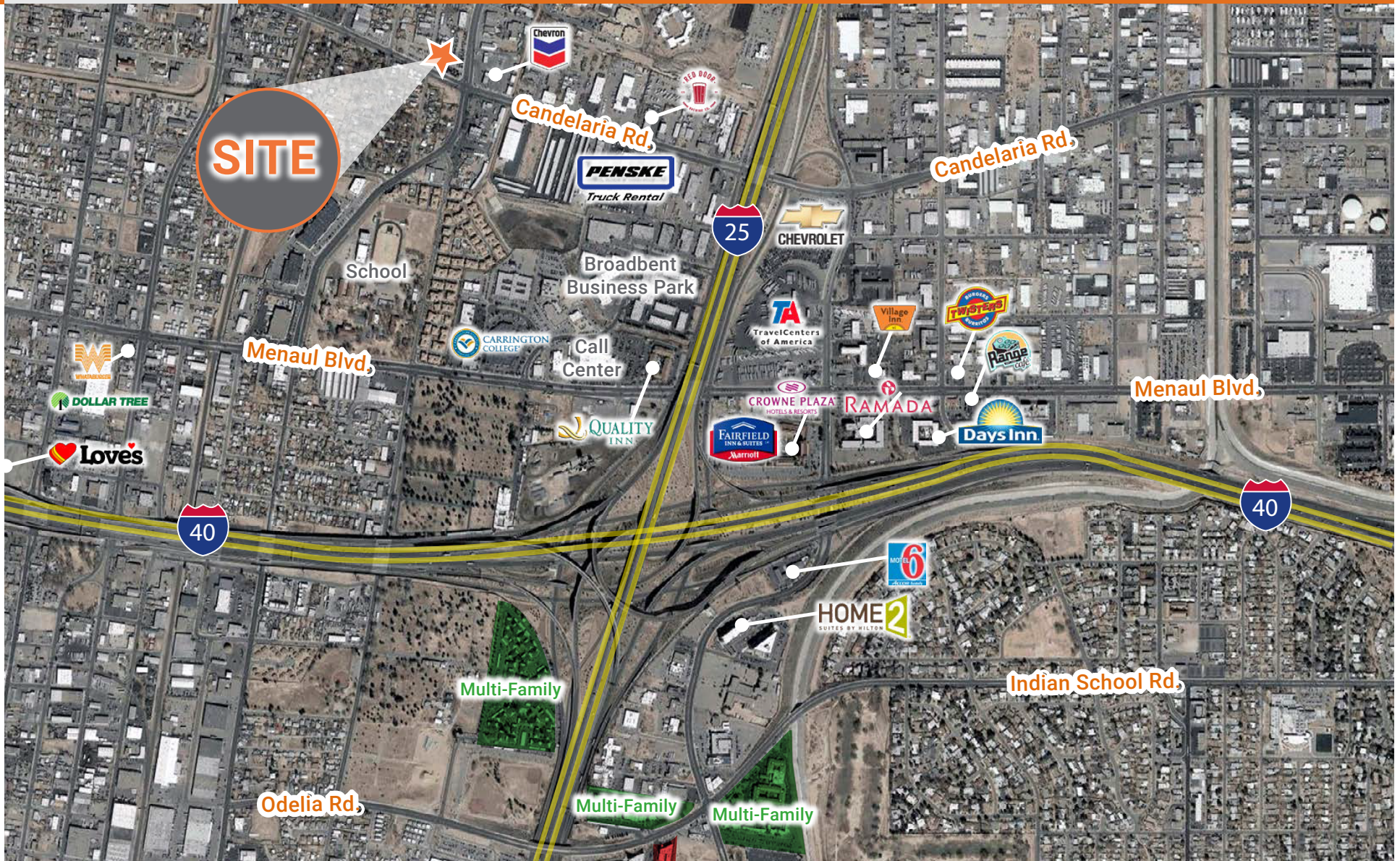


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**AERIAL**

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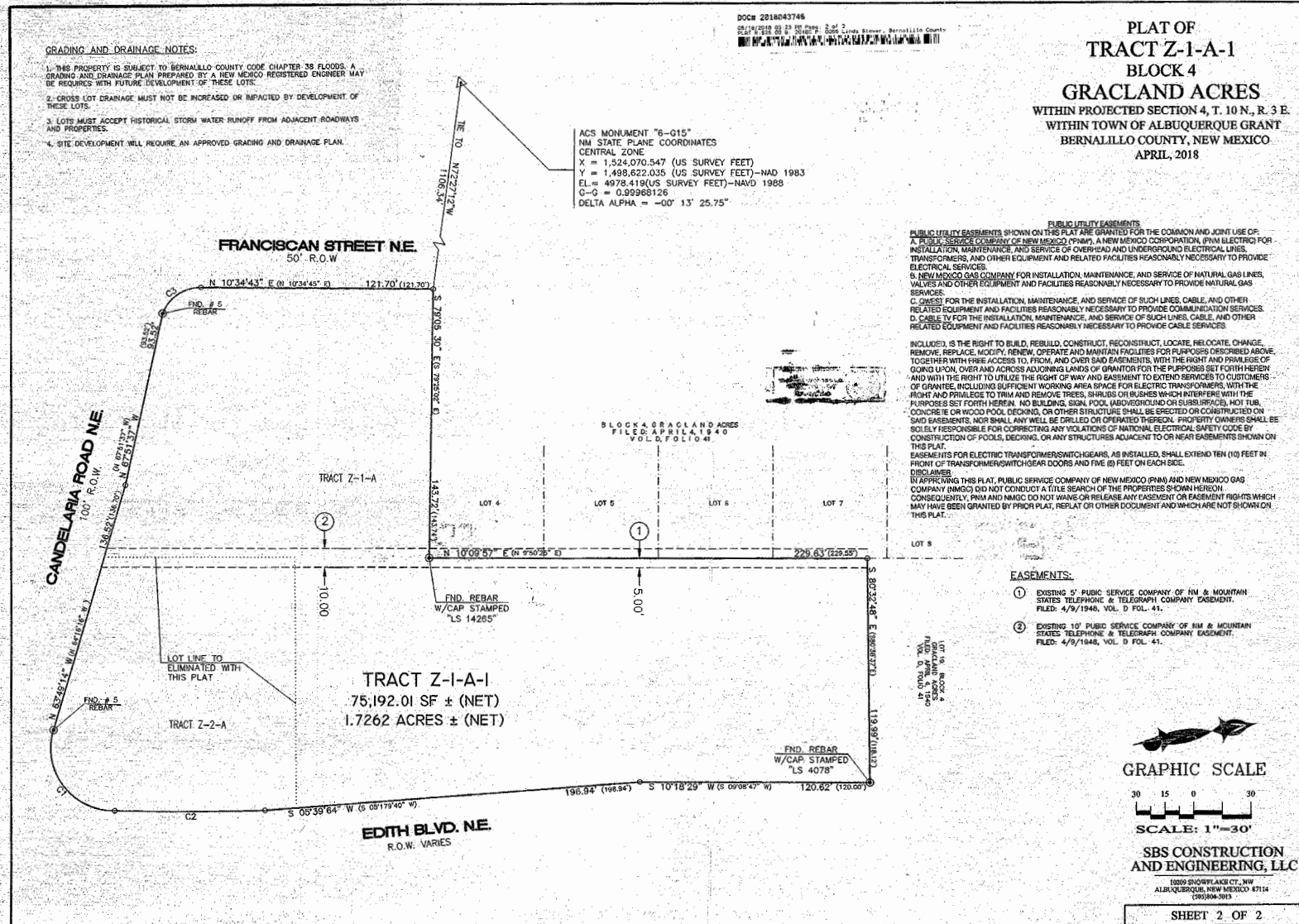


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# SURVEY

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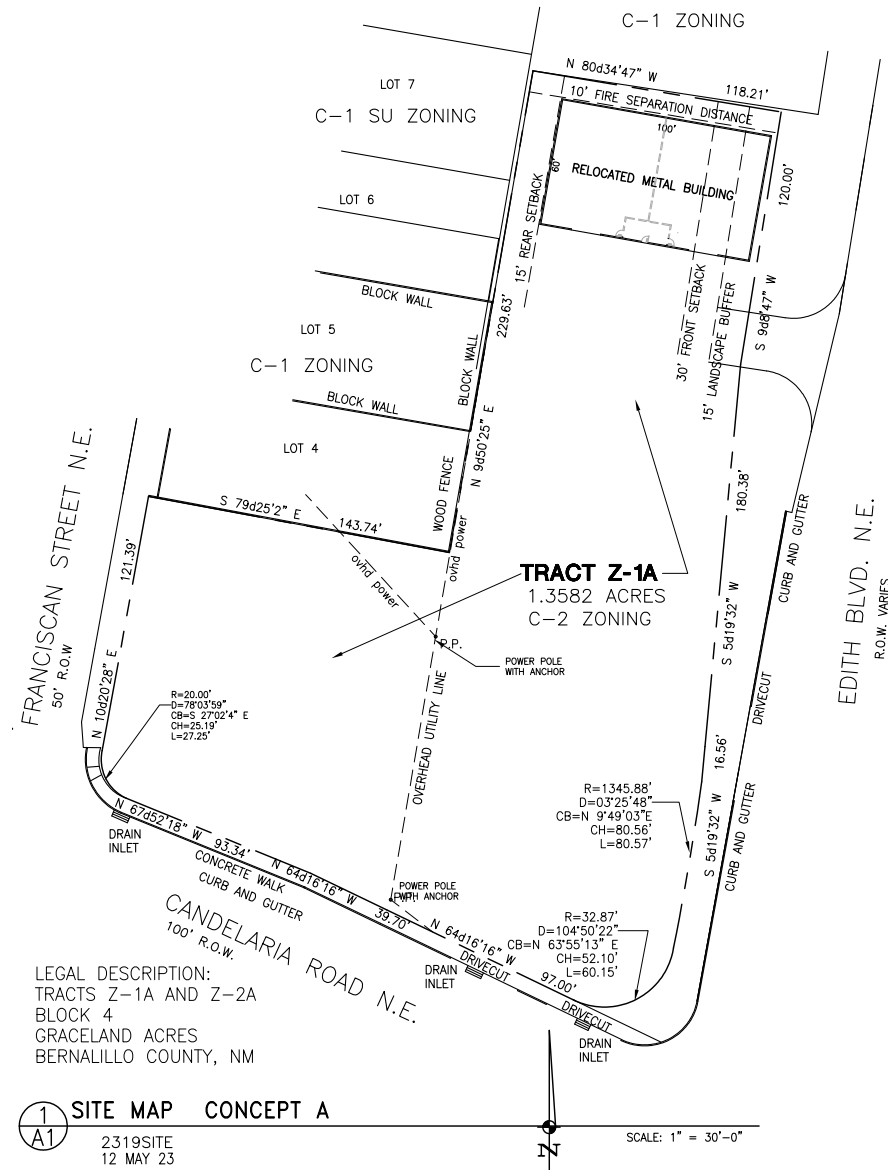


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## CONCEPTUAL

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Conceptual 6,000 SF Building



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## OVERVIEW

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**SALE PRICE:** \$850,000

**LEASE PRICE:** \$5000/Month + NNN

**ZONING:** C-2 (Bernalillo County)

This property has flat topography ready with full utilities to site.

53,900 VPD at intersection of Edith Blvd. & Candelaria Rd.

Over 500' of frontage on Edith Blvd. & Candelaria Rd.

1/2 mile from I-25 and quick access to the Big-I.

Owner will consider seller financing.

## LET'S CHAT

**BRANDON SAYLOR, CCIM**  
OWNER/BROKER

[brandon@base5retail.com](mailto:brandon@base5retail.com)

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