



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

## CONTACT

**Mark Friedman**, CCIM  
NM Lic. 35421  
Mobile (505) 250-5796  
mark@jcrenm.com

**Derek Mitchell**  
NM Lic. 48551  
Mobile (505) 353-2055  
derek@jcrenm.com

## 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	\$1,250,000	(1 acre)
Tract 1	\$2,500,000	(5.25 acres)
Tracts 2-6	\$2,000,000	(6.87 acres)
Tracts 1-6	\$4,500,000	(13.35 acres)

**JOHNSON**  
Commercial Real Estate  
(505) 831-3333 ■ jcrenm.com

4811 Hardware Dr NW, Suite C-5, Albuquerque, NM 87109





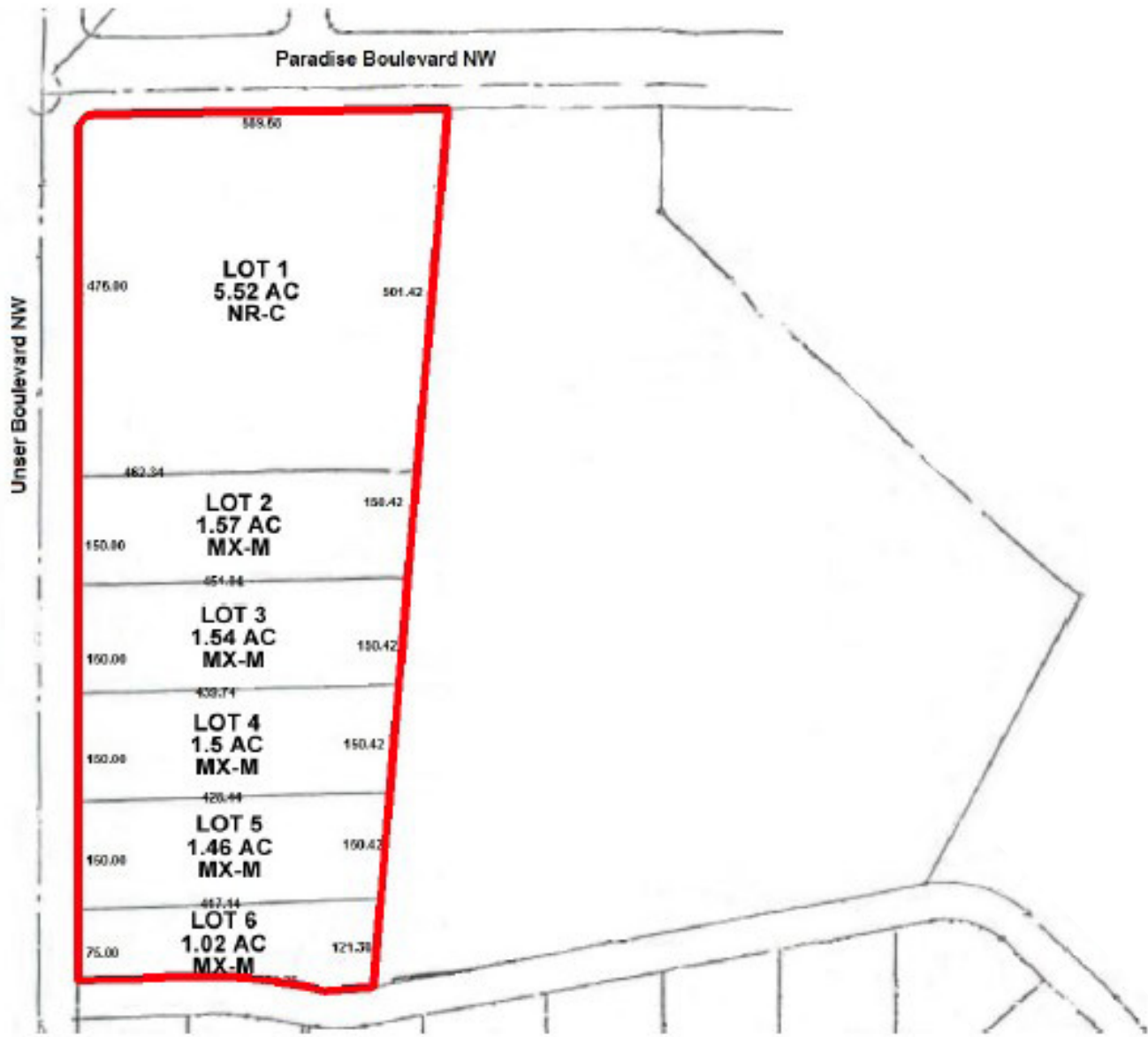
# Aerial Map







# Site Plan





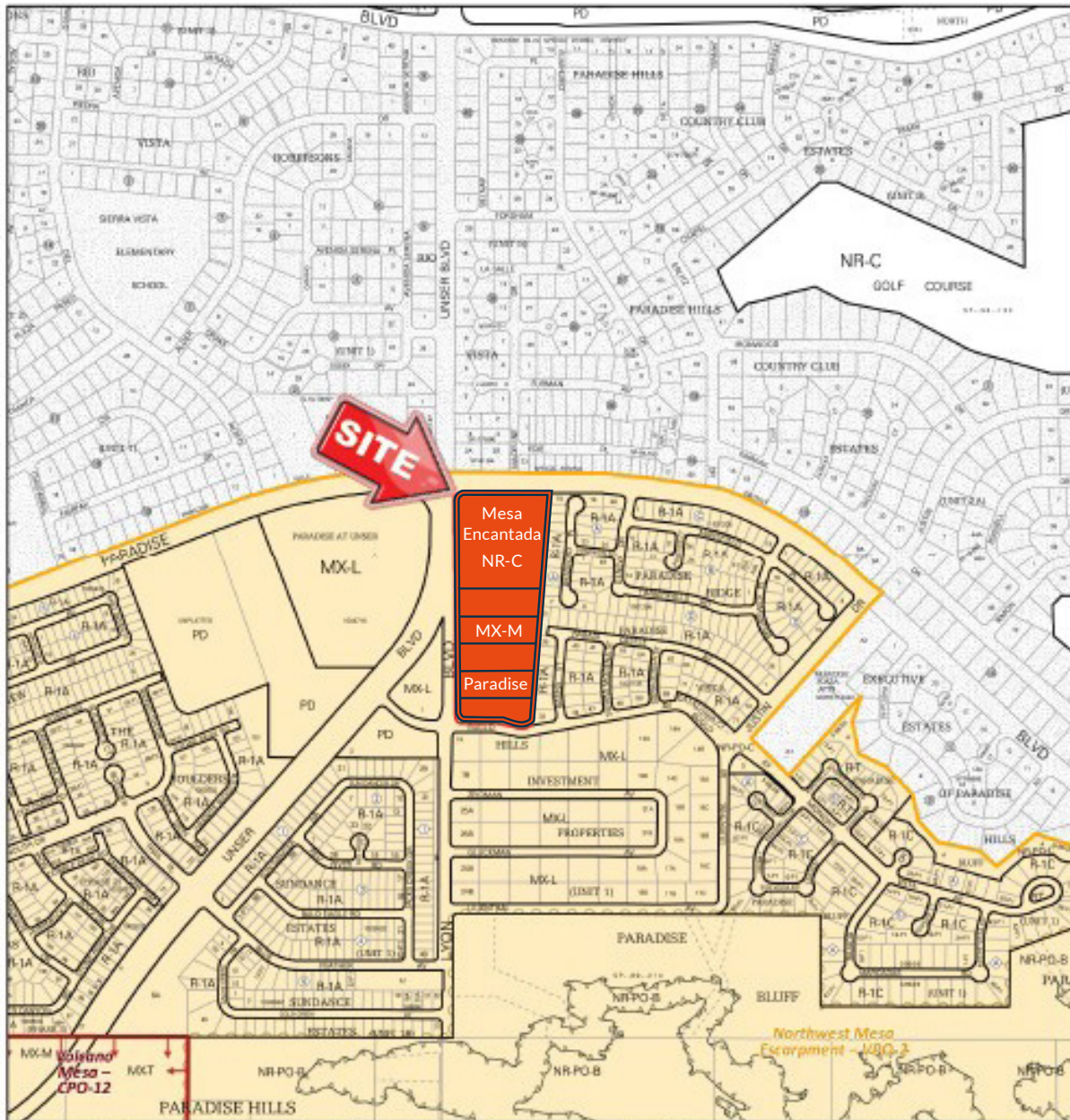
# Property Photos







# 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).

