

# FOR SALE

## PRIME CORNER COMMERCIAL LOT

### USED CAR DEALERSHIP - DEVELOPED PROPERTY

340 JUAN TABO BLVD NE | ALBUQUERQUE, NM 87123

SEC JUAN TABO DR & HOPI RD NE



OFFERED AT  
**\$395,000**

#### DESCRIPTION

Prime Corner Commercial Lot - NE Heights, ABQ zoned NR-C. Exceptional opportunity to own a high-visibility corner commercial lot in the desirable NE Heights of ABQ. Currently operating as a used car dealership, this fully developed property is ideal for automotive, retail, or redevelopment use. Strategic half acre corner location with excellent frontage and signage potential. Fully fenced and paved lot for maximum functionality and security. Includes a garage/workshop - perfect for service operations or expansion. Ample space for vehicle display, customer parking, or future improvements. High-traffic area with strong surrounding demographics and easy access to major roads.

#### PROPERTY HIGHLIGHTS

- Apx Structured SqFt: 1,050 SqFt - .48 Acre Lot
- North East Heights Area
- Automotive, Retail, or Redevelopment possibilities
- Garage/workshop - Service Operations
- High Traffic Area with Strong Surroundings



8200 Carmel Ave NE STE 103-A, Albuquerque, NM 87122  
505.292.8900

**NIKKI BRONSTORP**  
REALTOR® | Qualifying Broker  
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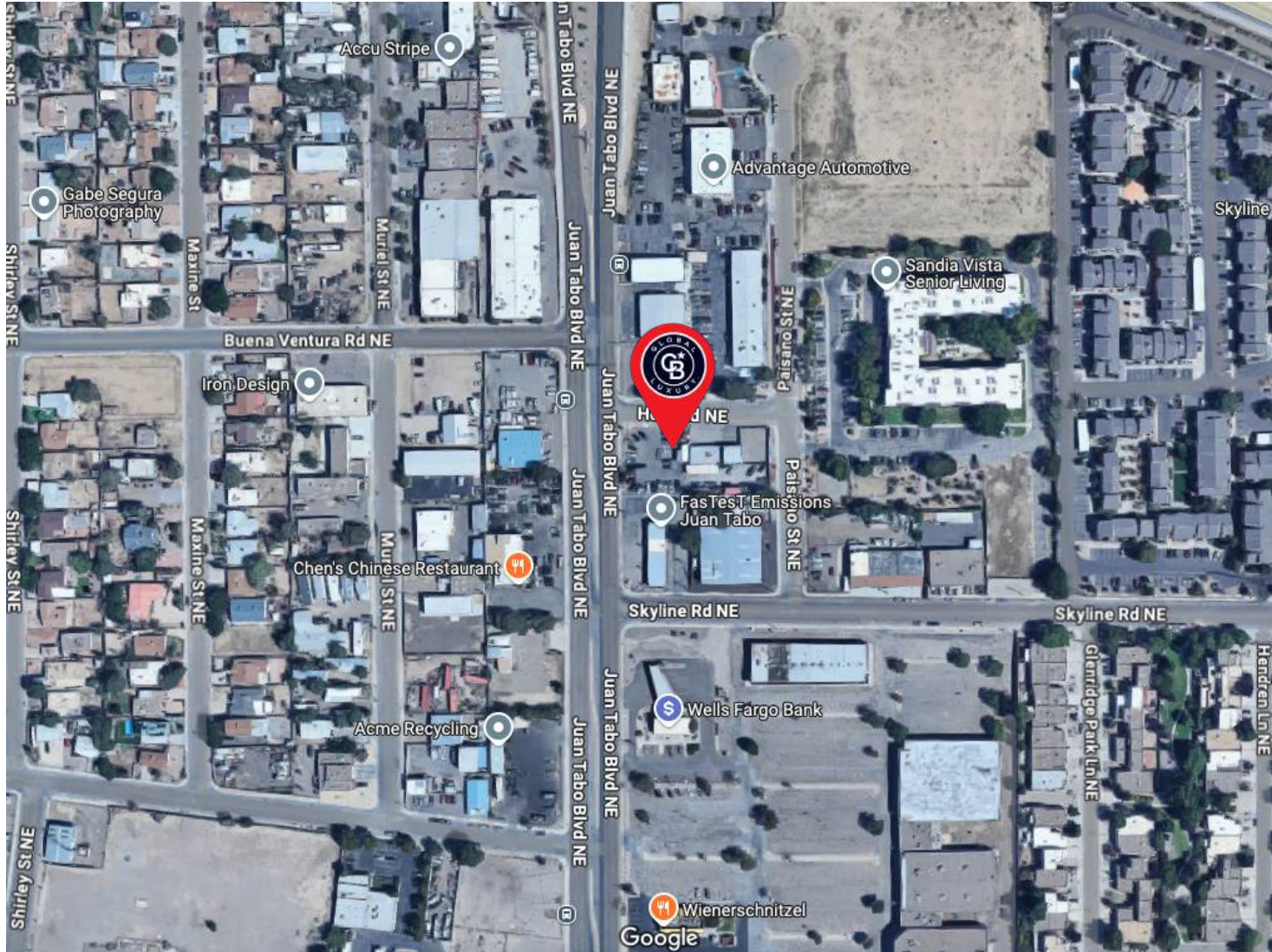


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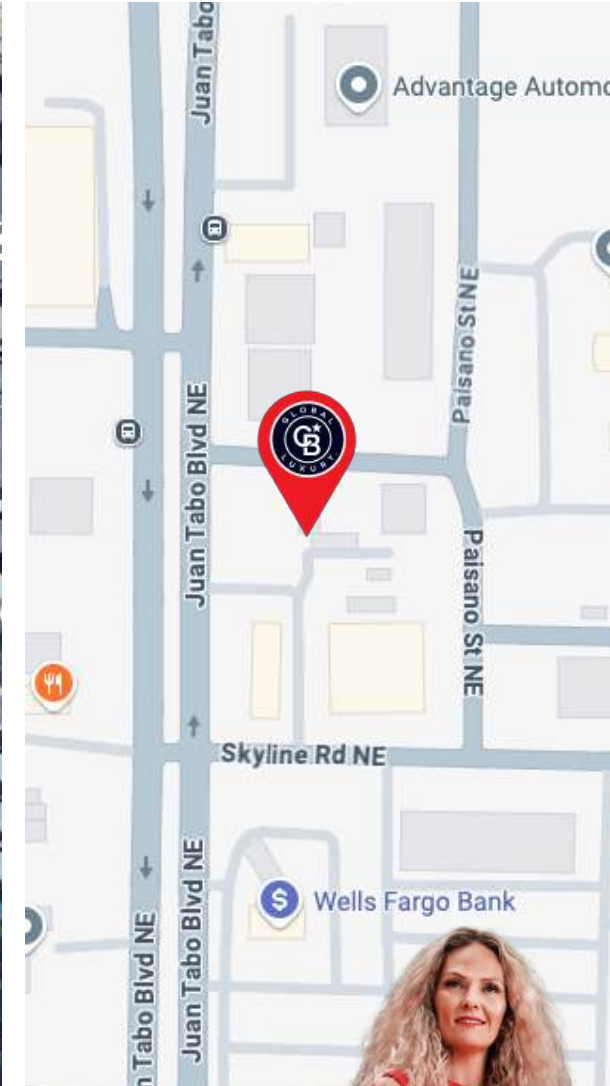
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## LOCATION



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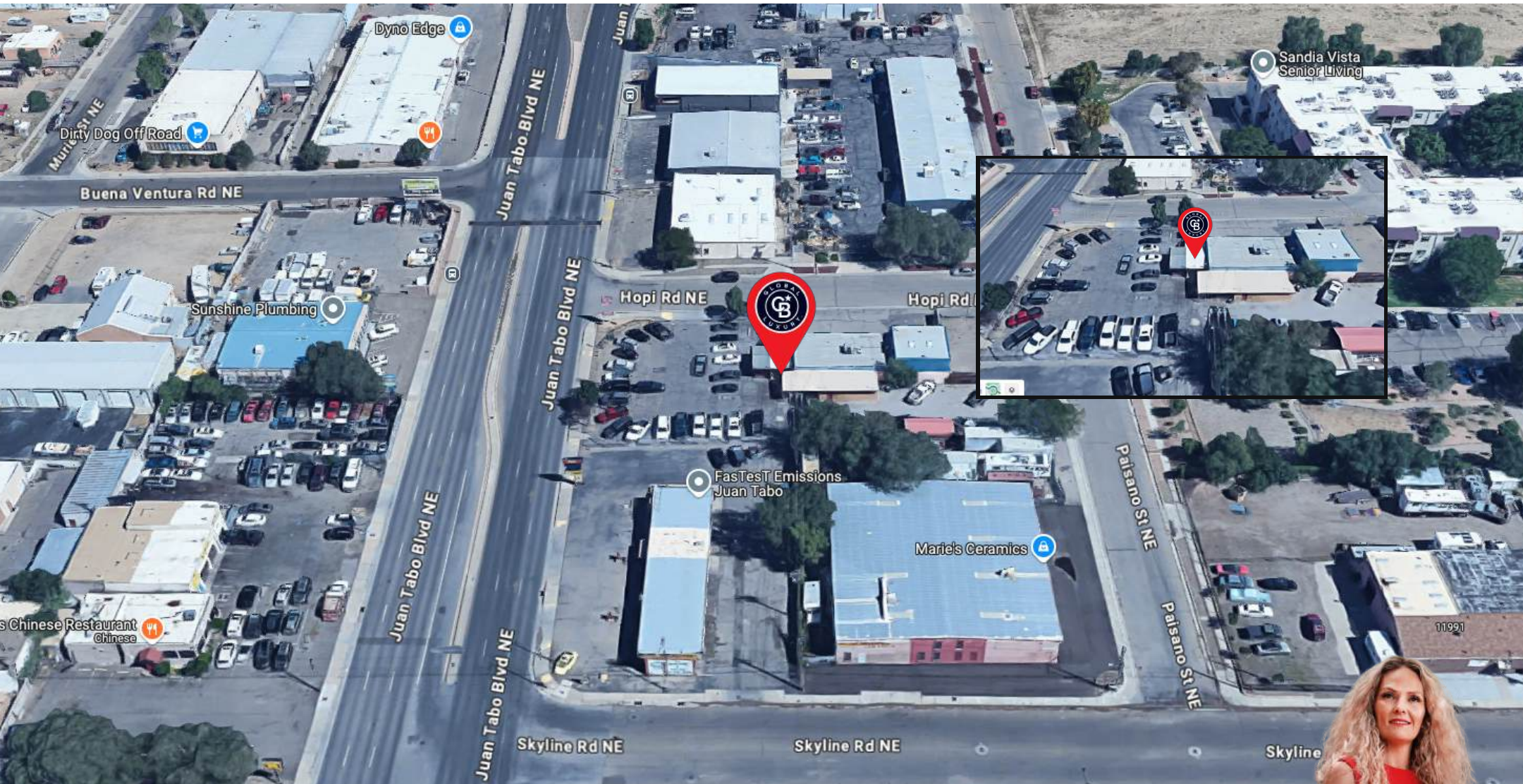
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PHOTOS



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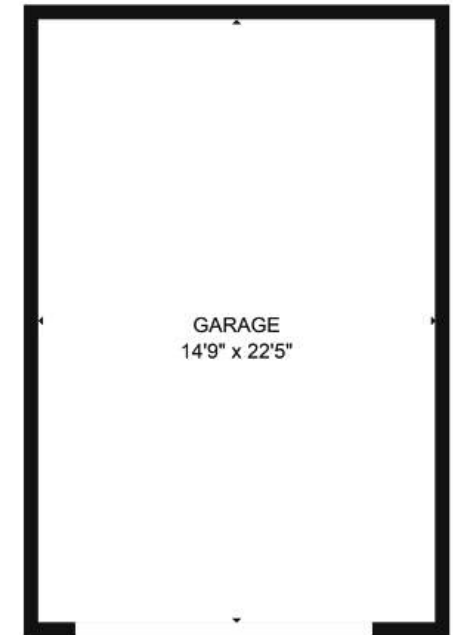
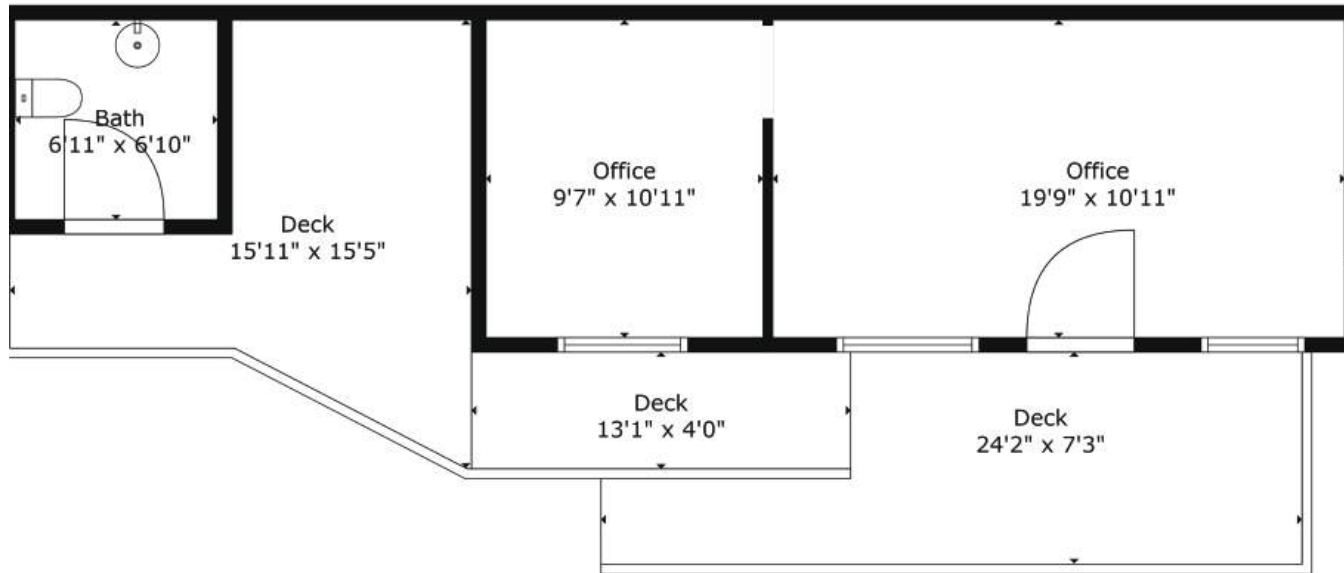
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### FLOOR PLAN



FLOOR PLAN CREATED BY CUBIC54 APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

#### ESTIMATED AREAS

GLA FLOOR 1: 433 sq. ft EXCLUDED AREAS 333 sq. ft  
Total GLA 433 sq. ft, total area 766 sq. ft

Sizes And Measurements Are Approximate. Actual May Vary.



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