

# For Sale

## Commercial/Light Industrial Land

PERFECT FOR SELF STORAGE OR DISTRIBUTION CENTER



10480 Central Ave. NW | Albuquerque, NM 87121

**±4.2 Acres Available**

**Melody Torres**

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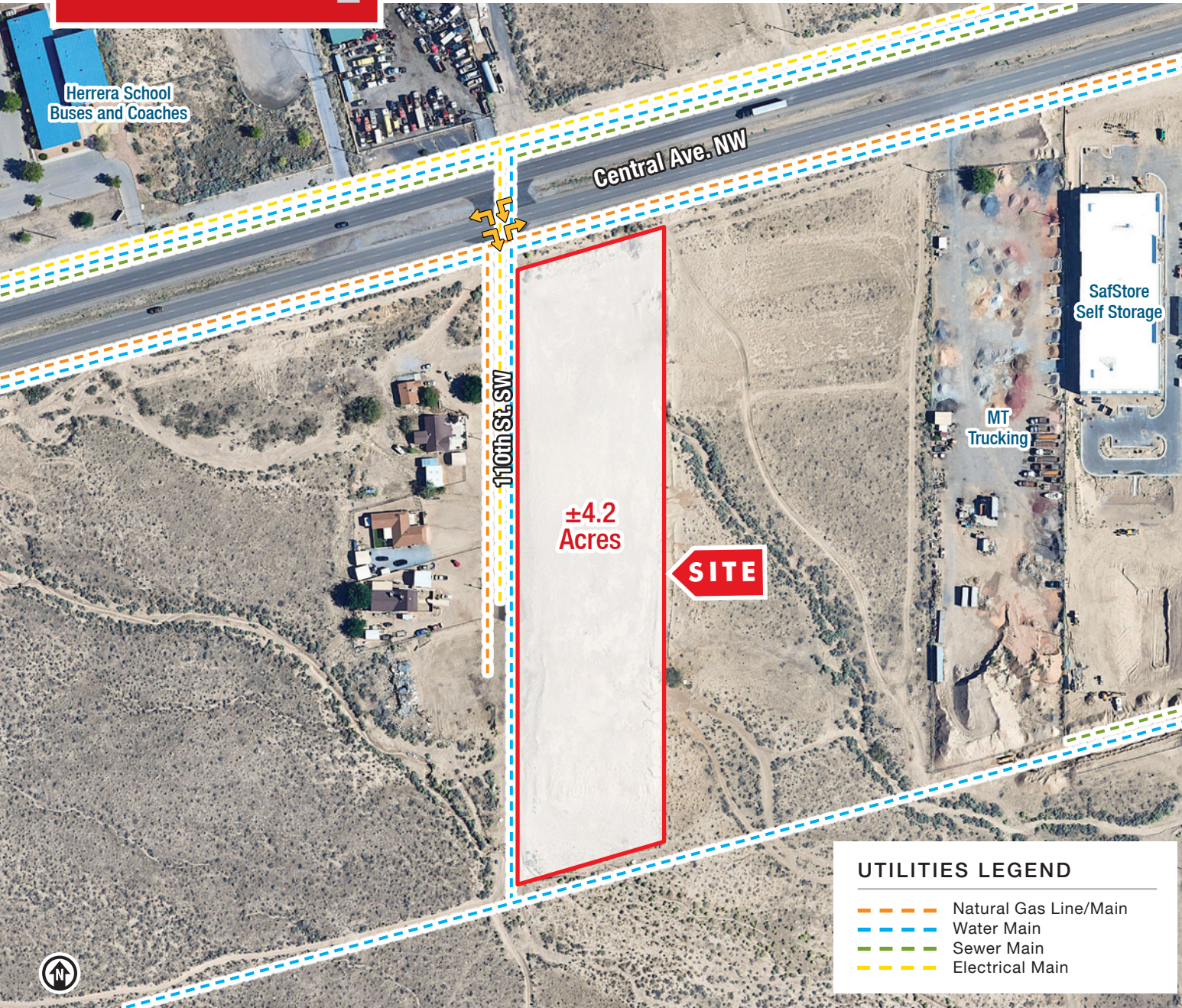
**Alexis Lovato**

alexis@sunvista.com | 505 639 6433



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## PROPERTY

### AVAILABLE

Land:  $\pm 4.2$  Acres

### SALE PRICE

\$1,097,712 (\$6.00/SF)

### HIGHLIGHTS

- Located in a growing distribution hub within a growing trade area
- Just minutes from I-40
- Central Ave. frontage with excellent visibility & easy access to I-40
- Nearby utilities
- Nearby businesses include Herrera Coaches, SafStore, City of Albuquerque Animal Welfare, Environmental Department and Fire Academy

### ZONING

- SD-WC-CLI, Commercial/Light Industrial

### LOCATION

- SWQ Central Ave. & 98th St. SW

#### UTILITIES LEGEND

- Natural Gas Line/Main
- Water Main
- Sewer Main
- Electrical Main



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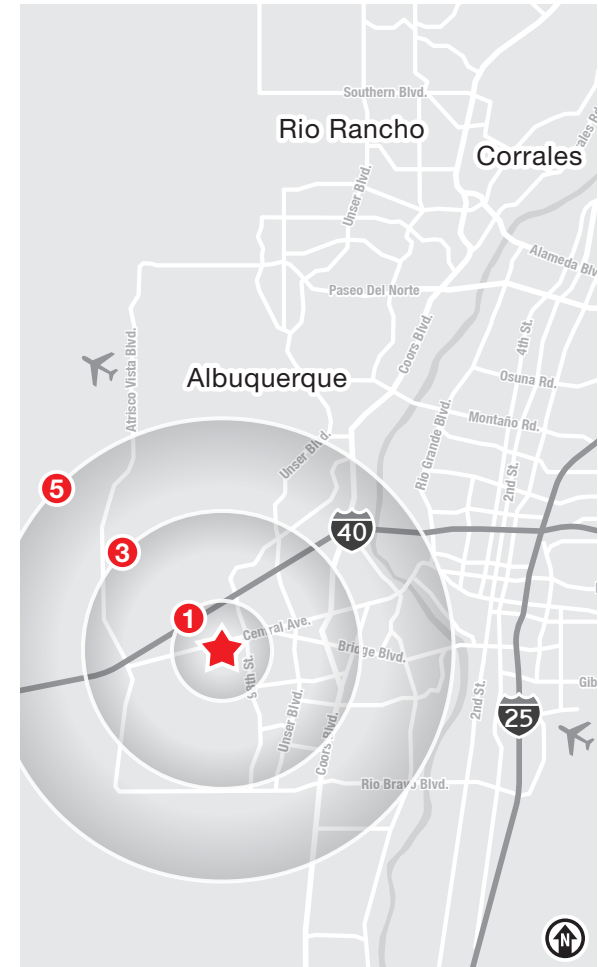
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## LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	9,370	83,898	147,685
Average HH Income	\$78,503	\$79,184	\$77,599
Daytime Employment	931	8,478	25,241

2024 Forecasted by Esri



**NAI SunVista**

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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