

FOR SALE

\$324,999

6416 Central Ave SE, Albuquerque, NM 87108



PROPERTY FEATURES:

- ❖ Nearly ½ Acre
- ❖ Zoned MX-M: Mixed Use – Moderate Intensity
- ❖ Owner Financing Available
- ❖ Central Ave/Route 66 Frontage

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PROPERTY PROFILE

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KEY FEATURES

- **Lot Size:** 0.48 Acres Demolished
- **Zoning:** MX-M (Moderate Intensity – allows retail, office, and mixed-use)
- **Status:** Vacant land (structure demolished)
- **Frontage:** Excellent visibility and full access on Central Ave SE
- **Location:** Southeast Heights submarket | International District
- **Signage:** Monument signage existing
- **Traffic Generators Nearby:** Across from State Fairgrounds, minutes from Nob Hill and UNM
- **Owner Financing:** Available
- **Signage:** Grandfathered in with property



EPIC Real Estate

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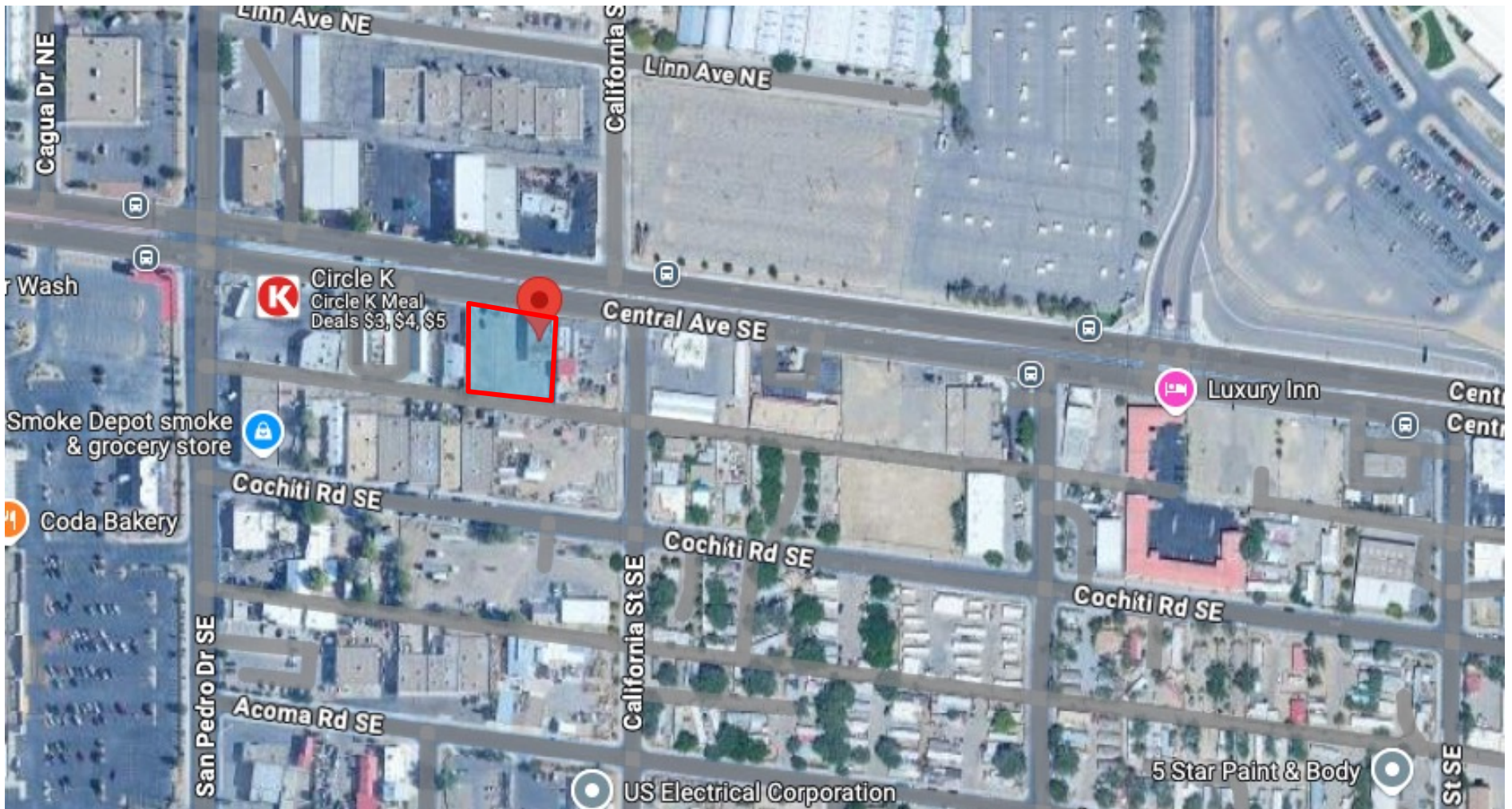
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AERIAL

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Mark Thompson
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