

C-1 COMMERCIAL VACANT LOTS FOR SALE!



ABOUT THE PROPERTY

Location, Location, Location! Don't miss this incredible opportunity to own a piece of Rio Rancho's booming commercial development. These two vacant commercial lots boast prime real estate near the rapidly growing Unser Gateway, putting your business at the forefront of progress.

CONTACT NIKKI BRONSTORP



505-209-1246



nikki.coldwellbl@gmail.com

LISTED FOR

\$800,000



1731 & 1761 Westside Blvd. SE
Rio Rancho, NM 87124



PROPERTY FEATURES

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- C-1 Zoned
- Water At Street
- Sewer At Street
- 4,928 Cars per day on Westside Blvd
- 22,891 Cars per day on Unser

Proximity to Success:

- Rust Hospital: Capture the medical center's foot traffic and cater to healthcare professionals and patients alike.
- Nusenda Credit Union: Benefit from the established financial hub and attract a clientele with strong spending power.
- Thriving Development: Be a part of the exciting new wave of businesses transforming this area into a destination.



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PROPERTY PHOTOS

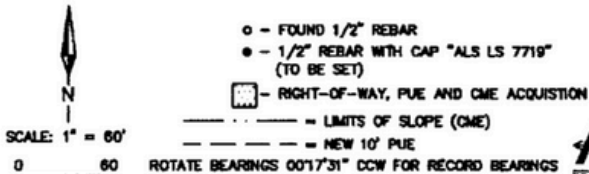
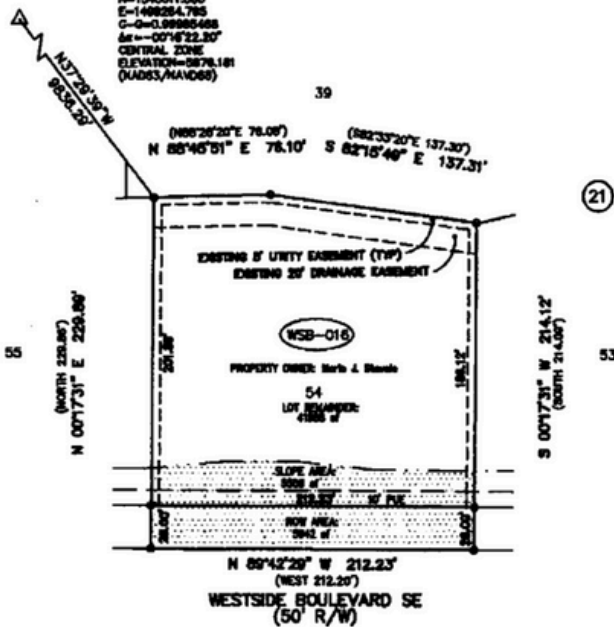


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PROPERTY PLATS

WESTSIDE BOULEVARD PARCEL WSB-016
LOT 54, BLOCK 21, RIO RANCHO ESTATES UNIT 10
CITY OF RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO
OWNER: MARIO J. STAVOLE

NCS MONUMENT
"SAGE"
N=1545811.580
E=1498284.785
G=0.000000000
Z=0.000000000
CENTRAL ZONE
ELEVATION=5878.181
(NAD83/NAD83)

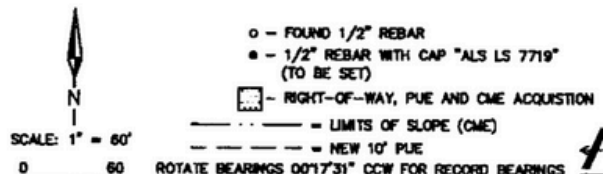
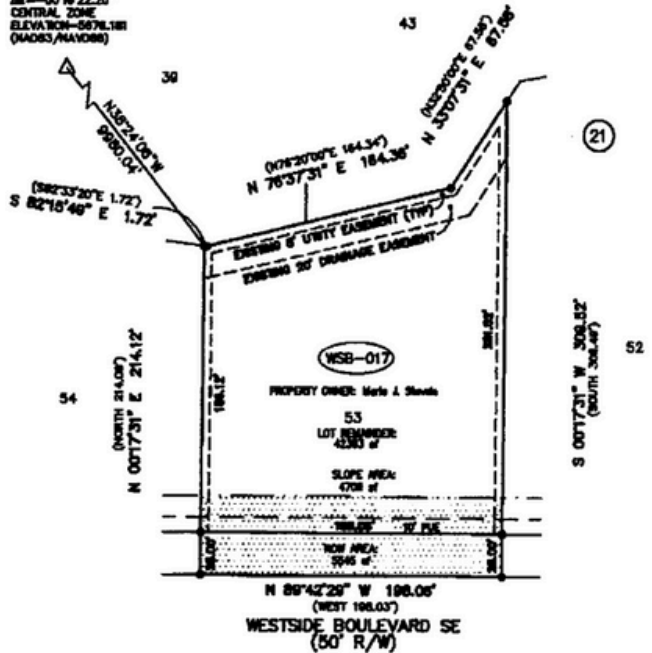


ALBION LAND SURVEYING
2000 10th St. NE, Suite 100
Albuquerque, NM 87106

ATTACHMENT "A"

WESTSIDE BOULEVARD PARCEL WSB-017
LOT 53, BLOCK 21, RIO RANCHO ESTATES UNIT 10
CITY OF RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO
OWNER: MARIO J. STAVOLE

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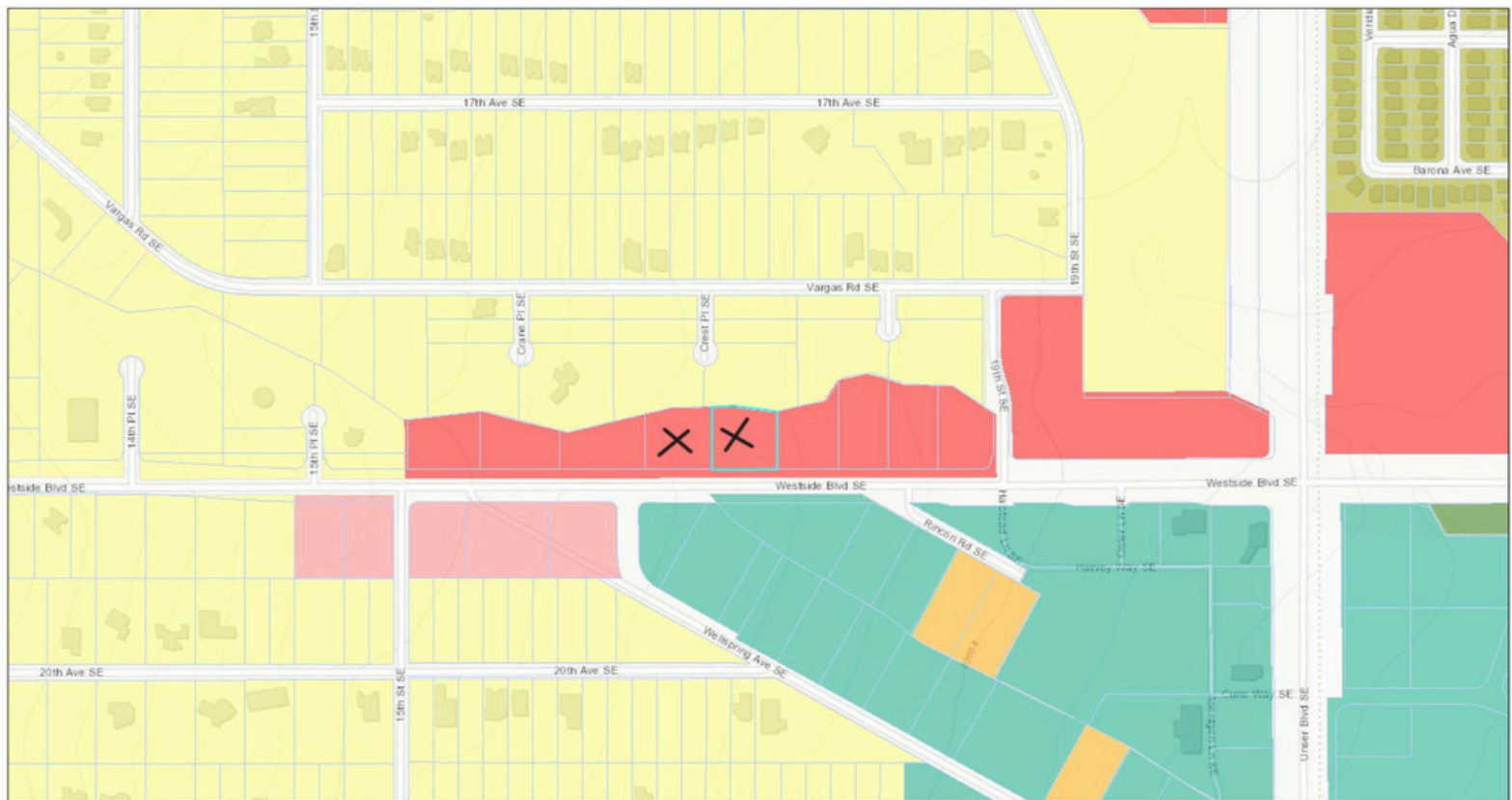
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**COLDWELL BANKER
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LOCATION MAP/ZONING



6/4/2024, 7:36:41 PM

Zoning

C-2	MH	OS	R-3	SU	City Boundary
A-R	CBD	MU-A	PR	R-4	TZ
BP	E-1	NC	R-1	R-5	Unzoned
C-1	M-1	O-1	R-2	R-6	Parcels

1:4,514

0 0.04 0.09 0.18 mi

0 0.05 0.1 0.2 km

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community, City of Rio Rancho - Records and GIS Section - Engineering Division -

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LOCATION MAP/ZONING



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BROKERS



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