

# For Sale

## Iconic Downtown Building & Land Portfolio

RARE REDEVELOPMENT OPPORTUNITY ALONG CENTRAL AVE.

701 Central Ave. NW | Albuquerque, NM 87102

±295.5 Acres of Misc. Land Parcels



**SALE PRICE** \$1,099,000

### AVAILABLE

- **701 Central Ave. NW**
  - Building: ±8,876 SF
  - Land: ±0.31 Ac.
  - IDO Zoning: MX-FB-UD
- **Misc. Land Parcels:** ±295.5 Ac.

### PROPERTY HIGHLIGHTS

- **701 Central Ave. NW**
  - Corner property with exceptional visibility from Central Ave.
  - 4 grade level roll up doors
  - On-site parking lot
  - 15' - 22' clear height
- Concrete construction
- Previous use was automotive related
- Current floor plan includes office & warehouse space
- Numerous activity drivers

# NAI SunVista

6801 Jefferson NE | Suite 200 | Albuquerque, NM 87109

**505 878 0001** [sunvista.com](http://sunvista.com)



FOR MORE INFORMATION:

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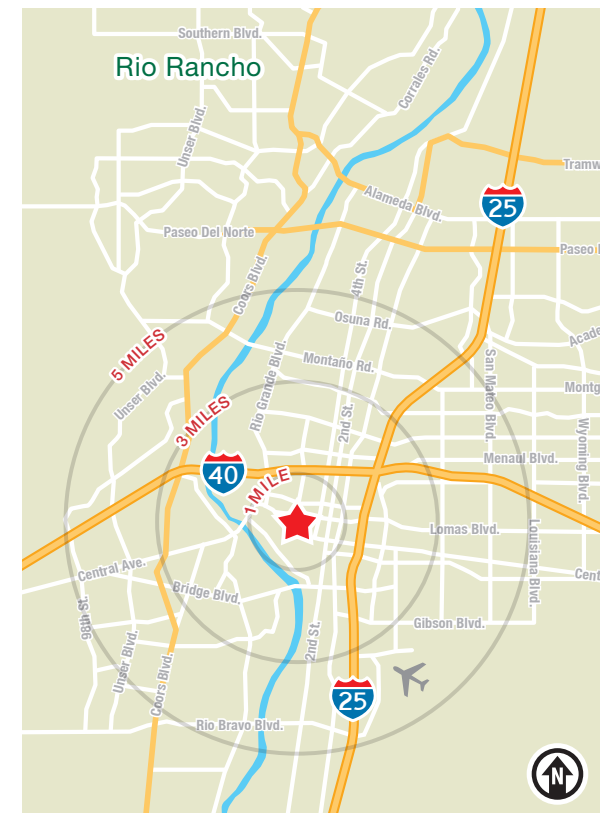
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### LOCATION

2021 Demographics	1 mile	3 mile	5 mile
Total Population	14,337	96,882	251,891
Average HH Income	\$58,636	\$61,113	\$63,578
Daytime Employment	32,882	101,487	181,321

2021 Forecasted by Esri



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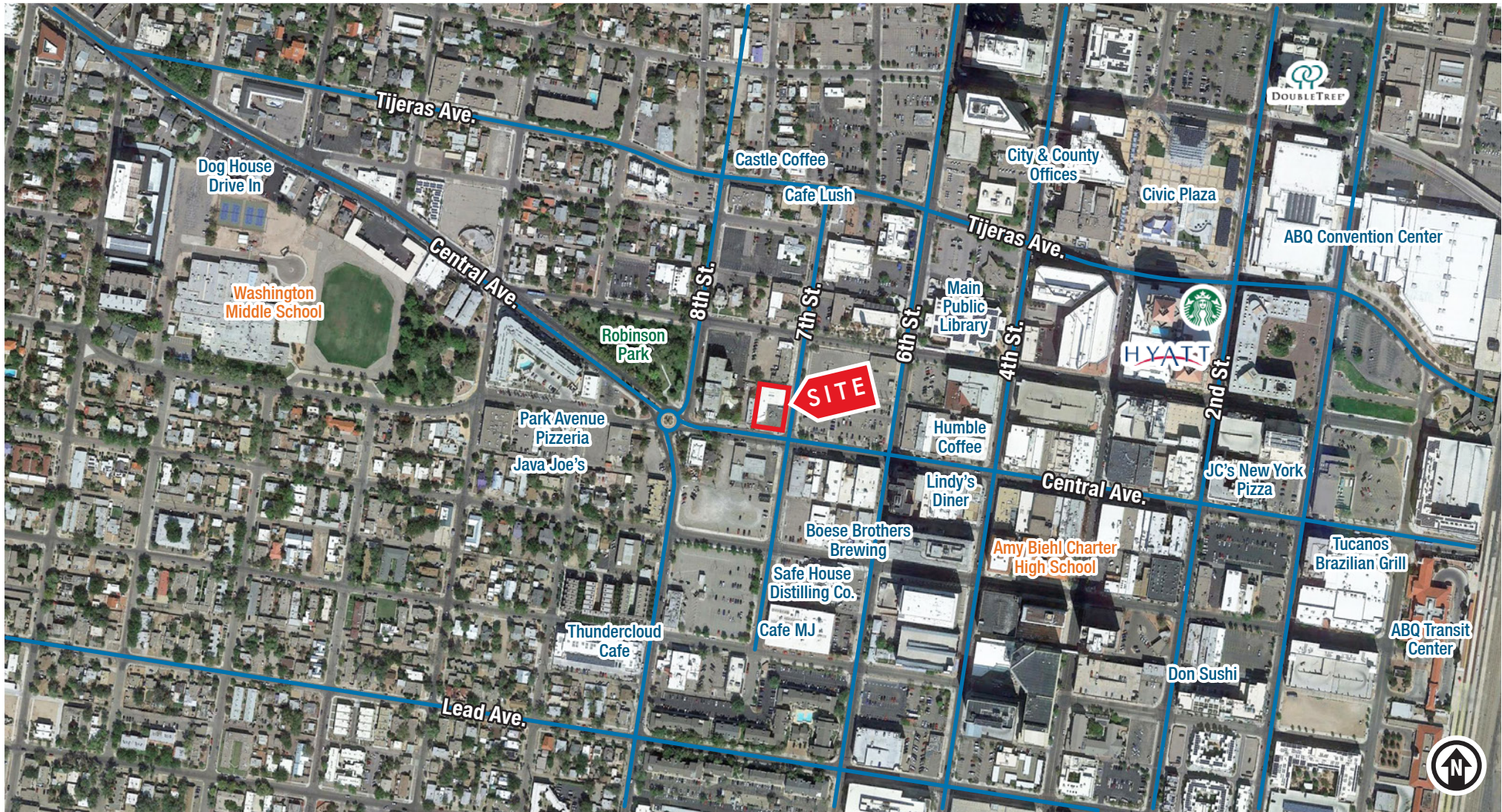


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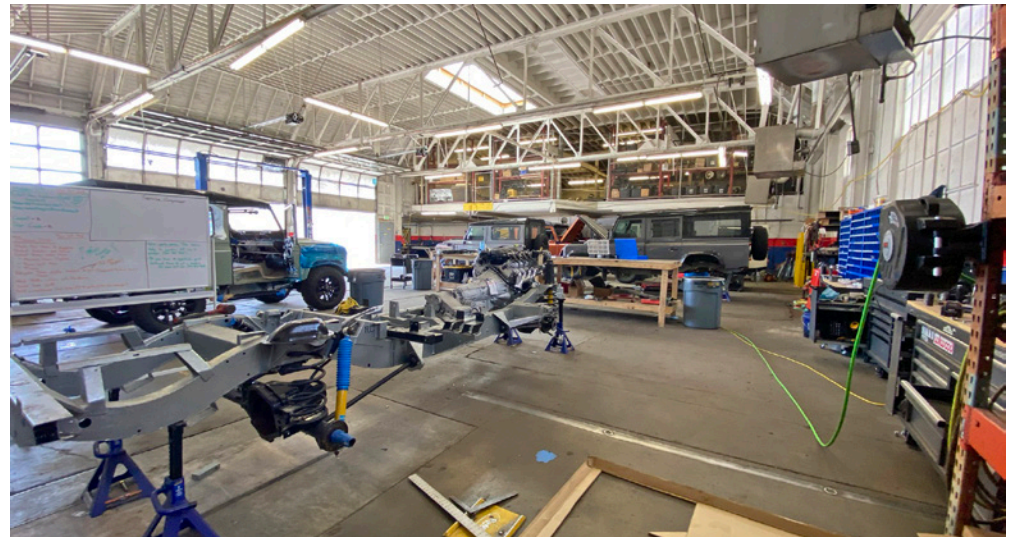
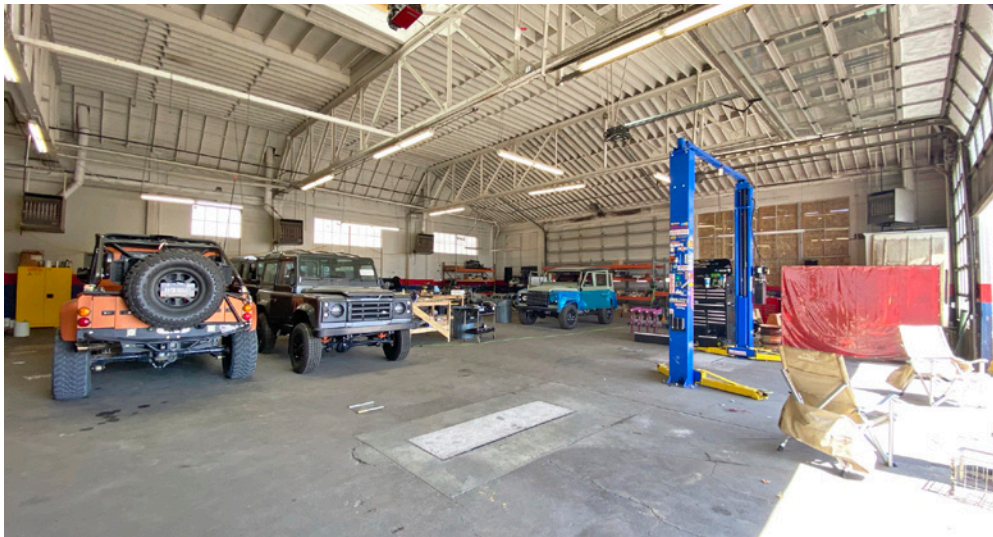
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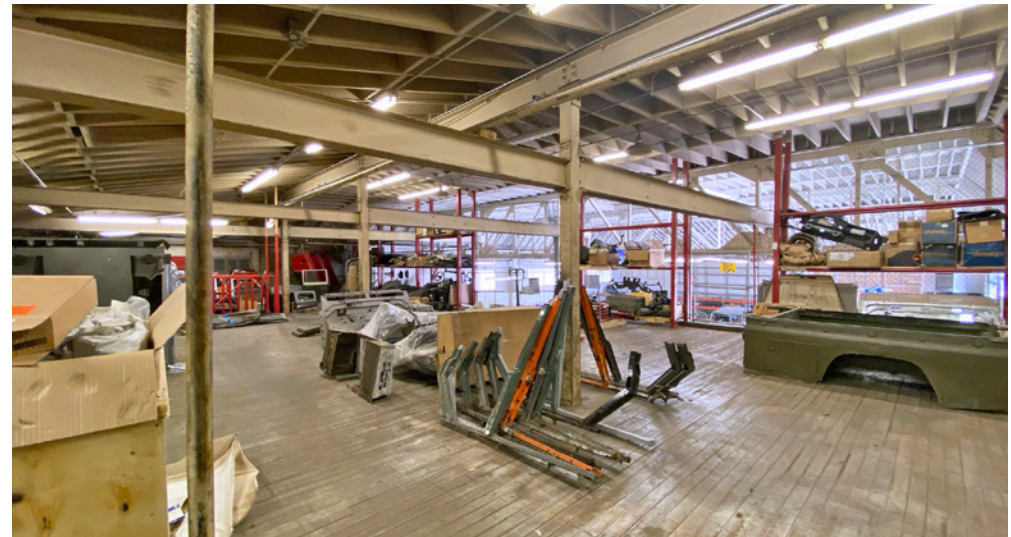
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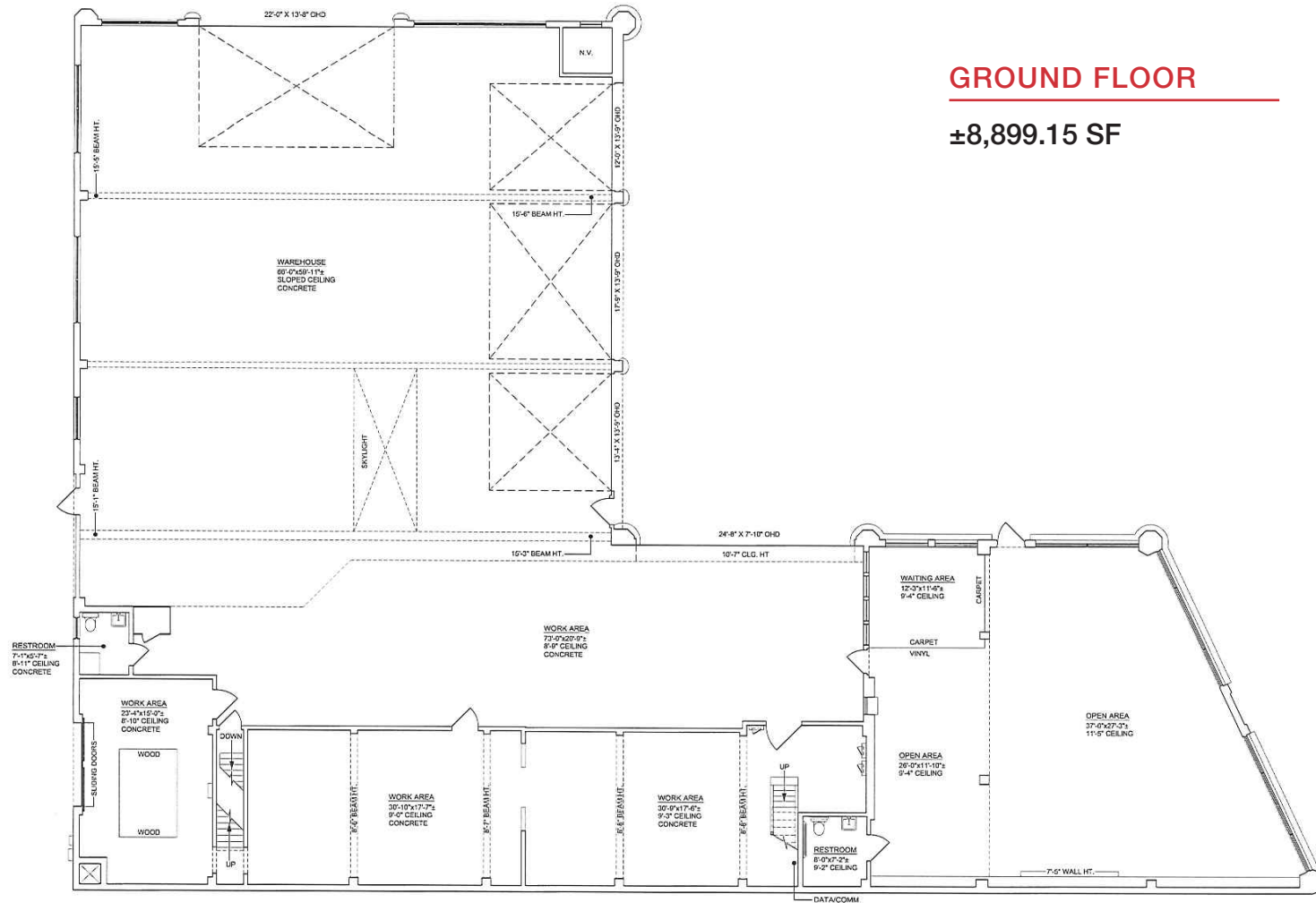
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FLOOR PLAN



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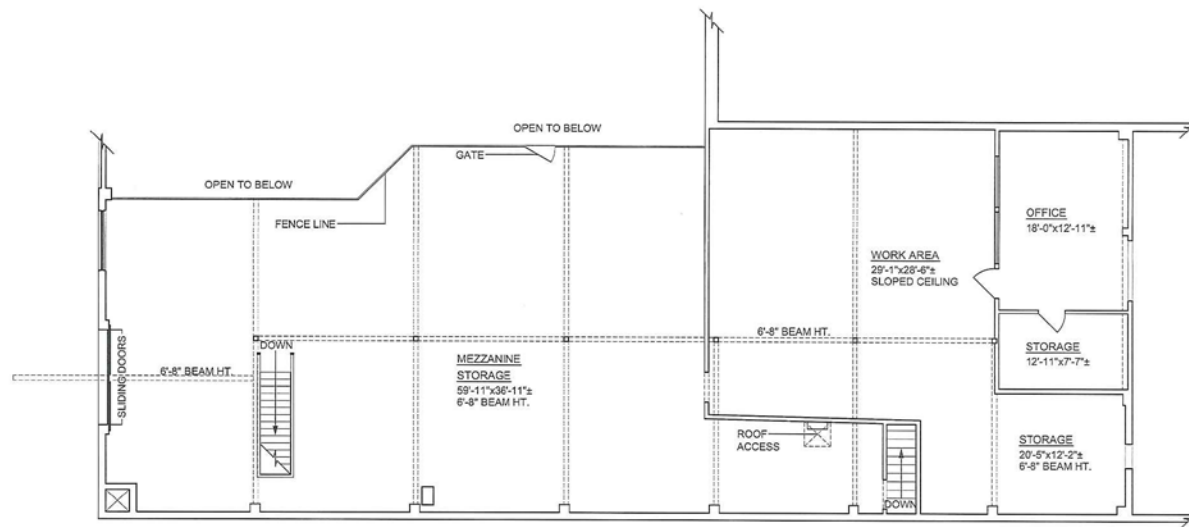
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FLOOR PLAN



## BASEMENT

±452.20 SF



## 2ND FLOOR

±3,765.66 SF

Central Ave.



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Property	Address	Use	County	Acreage	Legal Description
1	N 1/2 Tr 23 of La Jara Springs Estates	Vacant Land	Torrance	10	N 1/2 Tract Act 23 of La Jara Springs Estates ( Bernalillo & Torrance Counties)
2	Section 36, T8N, R6E	Vacant Land	Bernalillo	115.7	Section 36, T8N R6E Portion of Map 69 & 70 Chilili Land Grant
4	Piedra Lumbre Estates	Vacant Land	Rio Arriba	20	Piedra Lumbre Ests Lots 58,59, 70, 71
		Vacant Land	Rio Arriba	5	Piedra Lumbre Estates Lot 113
		Vacant Land	Rio Arriba	10	Piedra Lumbre Estates Lot 43 & 55
		Vacant Land	Rio Arriba	5	Piedra Lumbre Estates Lot 38
5	Brazos Lodge Estates	Vacant Land	Rio Arriba	0.21	Unit 5, Block 1, Lot 11
		Vacant Land	Rio Arriba	0.38	Unit 5, Block 1, Lot 12
		Vacant Land	Rio Arriba	0.42	Unit 5, Block 1, Lot 15
		Vacant Land	Rio Arriba	0.42	Unit 6, Lot 9
		Vacant Land	Rio Arriba	0.34	Unit 6, Lot 10
		Vacant Land	Rio Arriba	0.28	Unit 6, Lot 11
6	SHC No. 666, Section 12 & 13	Vacant Land	Sandoval	121	Township 16, North Range 3 W (E-R. Martinez 121 Acres) Sch 666, Section 12 &13
7	Rio Rancho Estates, Unit 7, Block 4, Lot 28	Vacant Land	Sandoval	0.5	Unit 7, Block 4, Lot 28 Rio Rancho Estates
8	Rio Rancho Estates	Vacant Land	Sandoval	1	Unit 5, Block 54, Lot 38, Rio Rancho Estates
		Vacant Land	Sandoval	1	Unit 5, Block 54, Lot 39, Rio Rancho Estates
		Vacant Land	Sandoval	1	Unit 5, Block 54, Lot 40, Rio Rancho Estates
		Vacant Land	Sandoval	1	Unit 5, Block 54, Lot 41, Rio Rancho Estates
9	Block 76, Lot 8	Vacant Land	Socorro	1	RGE, Unit 1, Block 76, Lot 8
10	Block 76, Lot 9	Vacant Land	Socorro	1	RGE, Unit 1, Block 76, Lot 9
11	Rio Del Oro Unit 57, Block 30, Lot 9	Vacant Land	Valencia	0.25	TwN 06N, RNG 02E, Sec 023, Block 30 Lot 9 Rio Del Oro Unit 57 (Bk 39-1984)
TOTAL ACREAGE				295.5	

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