

Commercial Padsite Available

10505 Copper Ave. NE, Albuquerque, NM



Highlights:

List Price: \$890,000 (\$15.25/SF)

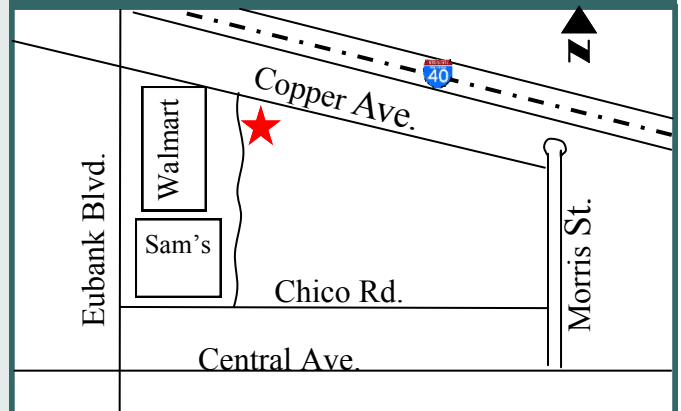
Available: 1.34 ± Acres

Zoned: Su-1 for IP

Features:

- Excellent exposure on I-40
- 82,100 VPD (2009 Traffic Flow)
- Close to Sandia Labs and Kirtland AFB
- All utilities sized and at property line
- Exceptional Restaurant/Retail site
- 65 over flow joint use parking spaces available
- I-40 signage available
- Next to Walmart
- Will consider Lease or Build to Suit

Map:



Contact:

**Paul Cook or
John Davidson, CCIM**
505.858.1444 office
jd@mcrnm.com
paul@mcrnm.com

Metro Commercial
REALTY, INC.

8232 Louisiana Blvd. NE Suite O. Albuquerque, NM 87113
505.858.1444 505.858.1448 fax www.mcrnm.com

The information herein has been obtained from sources believed to be reliable. While we do not doubt its 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 projections, opinions, assumptions or estimates used 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 tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.