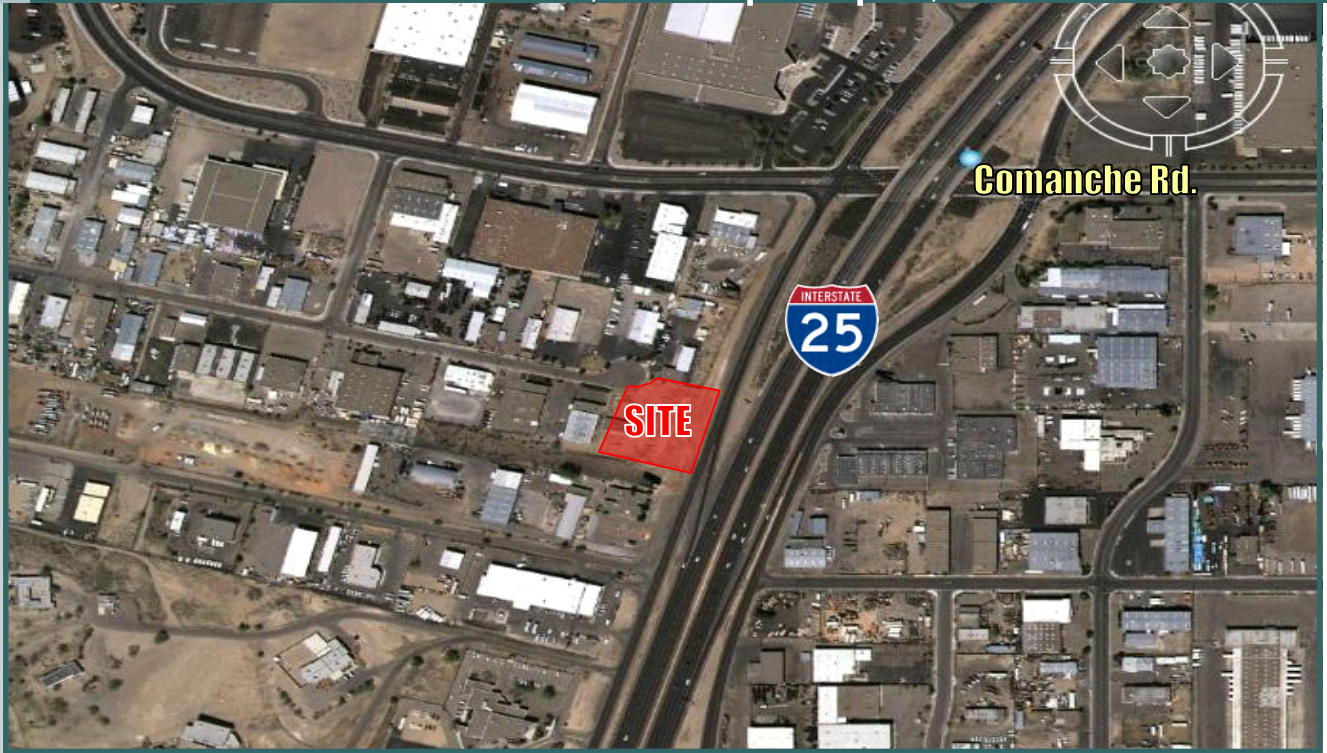


# For Sale

820 Rankin Rd. NE, Albuquerque, NM 87107



## Possible Hotel Site

**Available Land:** 1.6 Acres (65,340± sf)

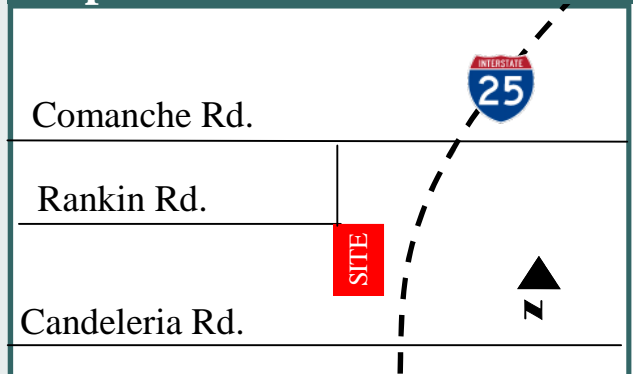
**Zoned:** M-1

**Listing Price:** \$665,000 (\$9.54 PSF)

### Features:

- Fenced
- Super location
- Also has approx. 2,600 sf office build out existing on property.
- Great freeway access and visibility
- 100 amp 3 phase power

## Map:



## Contact:

**Paul Cook**  
505.858.1444  
503-3090 cell  
paul@mcrnm.com

**Metro Commercial**  
REALTY . INC .

8232 Louisiana Blvd. NE Suite C, 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.

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	80.00'	84.24'	80°00'00"	N59°00'00"E	84.88'
C2	280.00'	25.86'	0°24'30"	S18°57'21"W	23.86'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S75°59'00"E	22.86'

LOT 13-B, BLOCK 1  
COMAN INDUSTRIAL DISTRICT  
4-8-1989 (C38, 199)

17' UNDERGROUND PUBLIC UTILITY  
CONTR. TO THE CITY OF ALBUQUERQUE  
(BY APPLIC. 2004, PG. 25(PEP))  
AS SHOWN ON PLAT (C38, 174E(PE))

RANKIN ROAD NE  
50' RIGHT-OF-WAY

LOT 14-A  
5614 ACRES

LOT 18, BLOCK 1  
COMAN INDUSTRIAL DISTRICT  
10-23-1973 (05, 186)

STATE ROAD 44.2  
(I-25 FRONTAGE ROAD)  
RIGHT-OF-WAY VARIES

LOT A-1  
LANDS OF BROUCE & GAECHTER  
6-27-1986 (C30, 174)

17' x 82' SOH AREA  
"RECEIVED BY SEPARATE DOCUMENT"  
PER PLAT (C38, 174E(PE))

EXCEPTION TO  
LEGAL DESCRIPTION  
PER TITLE COMMITMENT  
#920361-ALOT,MLC



# Site Plan

Scale: 1"=40'

