

For Sale - Land & Buildings

2908, 2912, 2916 San Ygnacio Rd. SW, Albuquerque, NM 87121



Features:

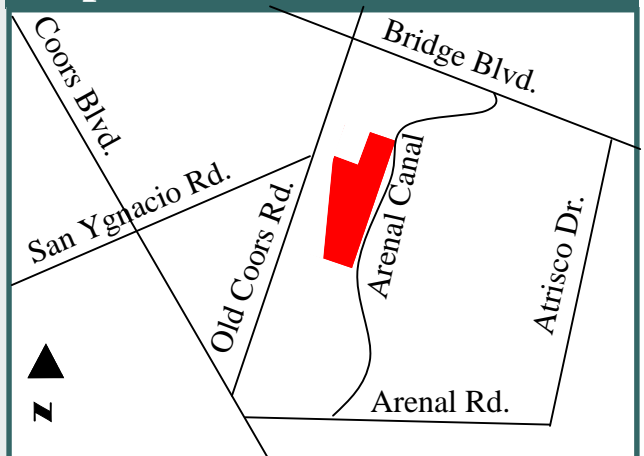
Available: 8.62 ± Acres Total Land

Listing Price: \$1,850,000

Features:

- Zoned M-1
- Two structures that can be used as home/office (3,400 SF & 3,500 SF)
- Perfect development potential
- Owner may divide parcels
- Multiple uses - contractors yard, manufacturing, open storage, etc.

Map:



Contact:

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Vacant M-1 Land

Site Address: 2908, 2912 & 2916 San Ygnacio Rd. SW
Albuquerque, NM 87121
Near Old Coors Rd. and San Ignacio Rd. SW

Site Area: 8.62 ± acres

Zoning: M -1(County)

PROPERTY PROFILE

The subject property collectively consists of approximately 8.6 contiguous acres situated less than 1/10 mile east of the intersection Old Coors Rd. SW and San Ygnacio Rd. The property is comprised of four parcels, each deeded fee simple, as follows:

Lot 1	2916 San Ygnacio Rd. SW	Consisting of approximately 6.36 Acres
Lot 2	2912 San Ygnacio Rd. SW	Consisting of approximately 1.09 Acres
Lot 3	2908 San Ygnacio Rd. SW	Consisting of approximately 1.00 Acre
Tract C	No address	Consisting of approximately .19 Acre

Lot 1 is improved with a single-family residential property consisting of approximately 3,400 sq.ft. on the lower (easterly) portion of the property. This structure could be used currently as a home/office or can be converted to a commercial office by rezoning to M-1 the portion of land on which it is situated to. The westerly portion of the property is improved with commercial type structures, at least one of which appears to be portable. Fixed structures upon the property appear to have no significant value. The upper level of the property consisting of approximately 3 acres is currently leased at a monthly rate of \$2,150. There is about 2 years remaining on the lease, with no extensions. The majority of this property is zoned M-1. The SFR is situated on A-1 land, however can be rezoned.

Lot 2 is improved with a 3,500 sq.ft single family residential property, which, as noted above, can be converted to a commercial office space or office/warehouse. The westerly boundary of this lot is encumbered with a 25' access easement (for the benefit of Lot 3) running the length of the lots; this easement can be vacated subsequent to purchase. Lots 2 & 3 will not be sold separately. The majority of the property is zoned M-1. The SFR is situated on A-1, however can be rezoned to M-1.

Lot 3 is vacant land. The property is fenced around its perimeter. Approximately two-thirds of the property is zoned M-1; the balance is zoned A-1. The A-1 property can be rezoned to County M-1.

Lot C is vacant land zoned County M-1 and will sold in conjunction with Lot 1.

Seller Considerations

Sellers prefer to sell the property in its entirety; however, Sellers will consider selling Lots 2 & 3 together separate from Lots 1 and C. Sellers may consider 'owner financing' with a strong down payment; however, would prefer to cash out.

Please call for additional information.

Bob Arguelles

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