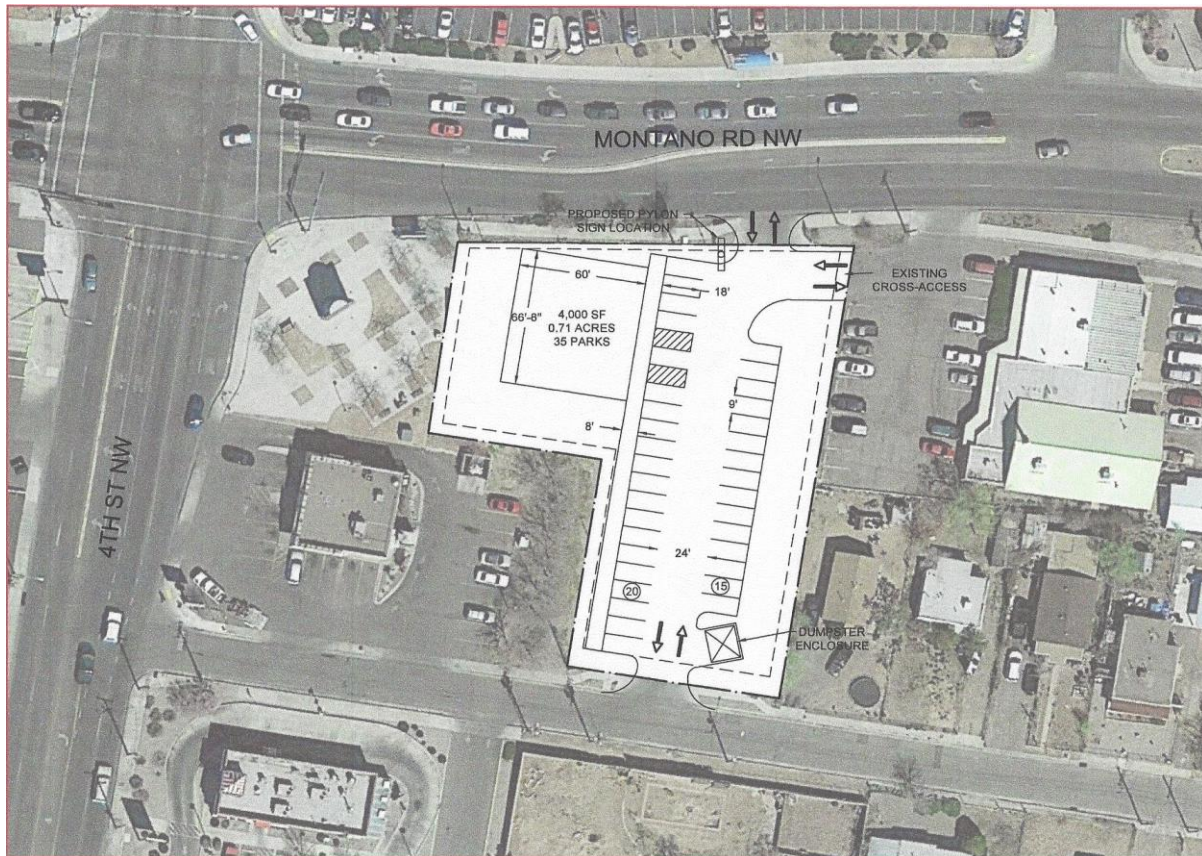


\$540K FOR 4TH & MONTANO PAD IDEAL REDEVELOPMENT OPP

*SEQ of 4TH STREET & MONTANO ROAD
5508 4TH STREET NW*





- **SET ASKING PRICE OF \$540,000 (\$17.46/SF)**
- **0.71 AC, C-2 Zoned Pad Site in North 4th Street Corridor Sector Plan**
- **Site Lies Just off Hard Corner of 4th Street/Montano Intersection**
- **Highest Trafficked Intersection in Entire North Valley**
- **Montano Road is One of the Few River Crossings in the City**
- **Going-to-Work Side of Montano Road**
- **Good Accessibility off 4th Street as well as Montano Road**
- **Site Possesses Good Visibility along 4th Street and Montano**
- **Numerous National Retail Pad Users Located in Close Proximity**
- **Variety of Proposed Uses include Fast Food, Bank, & Retail**

Contact:
Mark Edwards



Leasing ♦ Brokerage ♦ Development

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Albuquerque, NM 87120
505-998-7298 Cell 505-350-8211 Fax 505-998-7299
Mark.Edwards@EdwardsCommercialRealty.com

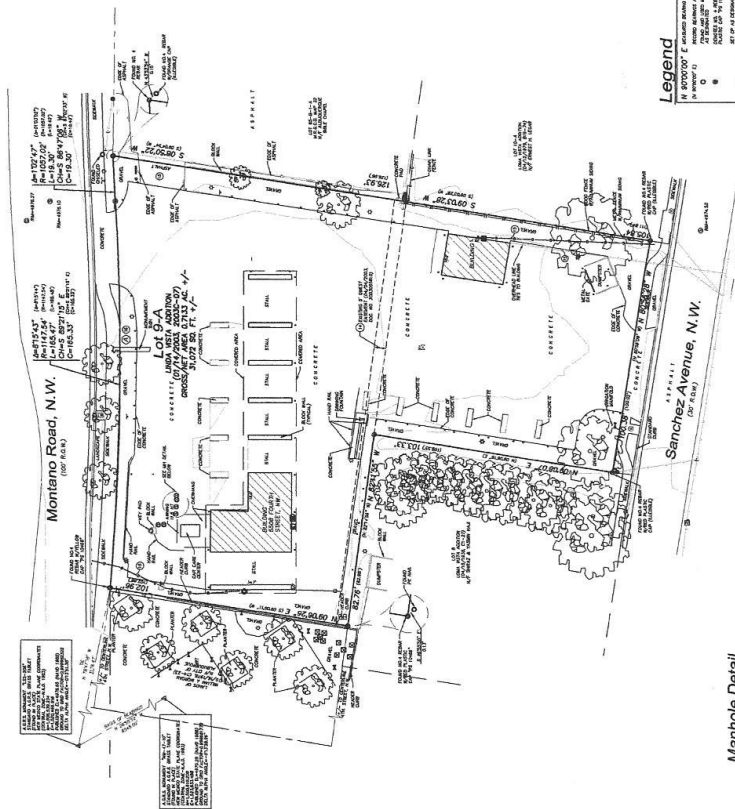
This information was obtained from sources deemed reliable. No warranty is made by Edwards Commercial Realty, LLC as to the accuracy or completeness of this material. The pricing and sale/lease terms are subject to change.

2) HEIGHT: HEIGHT SHALL BE AS PROVIDED IN THE 0-1 ZONE, EXCEPT SIGN AND ANTENNA HEIGHT SHALL BE AS PROVIDED IN DIVISION (A) OF THIS SECTION.

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IF GRADING PLOTTING ONLY, THIS PROPERTY IS IN ZONE(S) X OF THE FLOOD INSURANCE RATE MAP COMPANY PANEL NO. 4803200101, WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 1, 2008 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FELD SURVEYING DATA HAS BEEN OBTAINED TO DETERMINE THE SIZE AND LOCATION OF ANY FLOOD VULNERABILITY. THIS DETERMINATION OF APPLICABILITY FOR VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP IS BASED ON THE INFORMATION PROVIDED BY THE APPLICANT AND THE INFORMATION AVAILABLE TO THE COUNTY ENGINEER. THE APPLICANT'S REPRESENTATION OF THE PROPERTY IS NOT GUARANTEED BY THE COUNTY ENGINEER.

[illegible][illegible]

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THESE TWO GROUPS WERE FORMED BY THE RESEARCHERS IN ORDER TO CONDUCT A COMPARISON OF THE EFFECTS OF THE TWO TYPES OF THERAPY. THE FIRST GROUP WAS FORMED BY 10 PATIENTS WHO WERE TREATED BY THE THERAPIST, AND THE SECOND GROUP WAS FORMED BY 10 PATIENTS WHO WERE TREATED BY THE THERAPIST'S ASSISTANT. THE PATIENTS IN THE FIRST GROUP WERE TREATED BY THE THERAPIST FOR A PERIOD OF 12 WEEKS, AND THE PATIENTS IN THE SECOND GROUP WERE TREATED BY THE THERAPIST'S ASSISTANT FOR A PERIOD OF 12 WEEKS. THE PATIENTS IN THE FIRST GROUP WERE TREATED BY THE THERAPIST FOR A PERIOD OF 12 WEEKS, AND THE PATIENTS IN THE SECOND GROUP WERE TREATED BY THE THERAPIST'S ASSISTANT FOR A PERIOD OF 12 WEEKS.



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MAILING ADDRESS
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Sheet 1 of 1
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