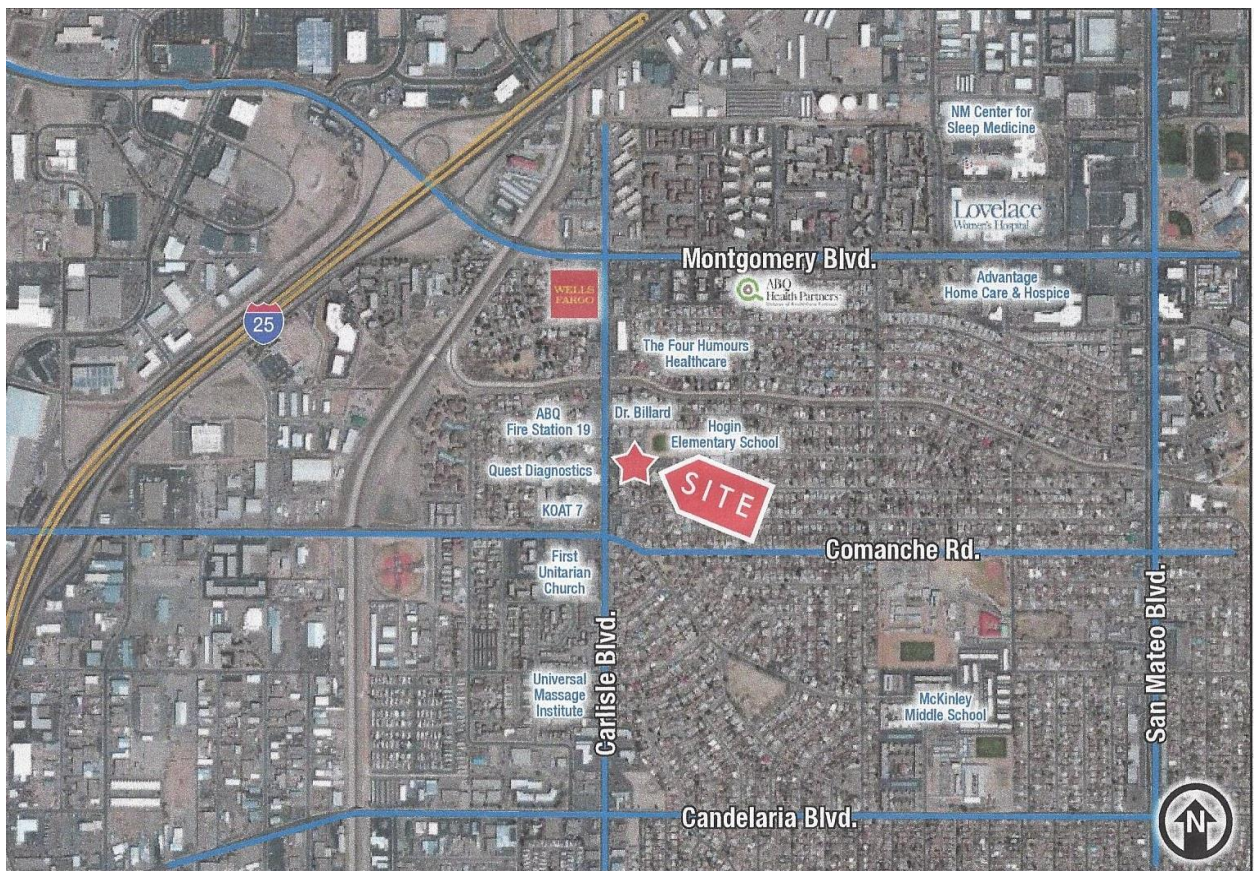


FOR SALE @ ~~\$450,000~~ \$395K

NE HEIGHTS ½ AC, C-1 PAD SITE

Between Montgomery & Comanche – 4000 Carlisle Blvd NE





- Property Consists of 792 SF C-Store & 1868 SF Car Wash Structure Which Includes 4 Bays with 1 Bay Used by Auto Mechanic
- 2,600 SF Canopy with 4 Dual-Sided Multi-Pump Dispensers (MPDs)
- 23,905 SF Site with Attractive C-1 Commercial Zoning
- Site Lies Along Carlisle Corridor Between Montgomery & Comanche
- Over 150' of Carlisle Frontage With Full Access To/From Carlisle
- 21,600 Cars/Day Along Established Commercial Corridor
- Site Presents Excellent Opportunity for Redevelopment into a Variety of Retail and Quasi-Retail Uses (ie Fast Food, Mobile Carrier, Smoke Shop)
- Nearby Employment Activity Generators Include KOAT –TV News Station, ABQ Healthcare Partners Clinic & Established Office Park
- Removal of Gas Infrastructure Negotiable

**Contact:
Mark Edwards**



Leasing ♦ Brokerage ♦ Development

**Executive West Bldg. 2929 Coors Blvd. NW Ste, #202
Albuquerque, NM 87120
505-998-7298 Cell 505-350-8211 Fax 505-998-7299
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SITE PICTURES

PHOTOGRAPHS OF THE SUBJECT PROPERTY (PHOTOGRAPHED SEPTEMBER 14, 2015)

EXTERIOR – FRONT FROM SOUTHWEST



EXTERIOR – FRONT FROM NORTHWEST



EXTERIOR – REAR FROM NORTHEAST



EXTERIOR – CAR WASH AND MECHANIC'S BAY



EXTERIOR – REAR VIEW FROM SOUTHEAST



INTERIOR – C-STORE



INTERIOR – C-STORE



INTERIOR – C-STORE



STREET – CARLISLE NORTH



STREET – CARLISLE SOUTH



STREET – SAN ANDRES EAST FROM CARLISLE



C-STORE INFORMATION		SITE # 5			
Property Name: <u>Duke City Fueling Station</u>				2014	2015
Address: <u>4000 Carlisle Blvd. NE</u>			Fuel Gallons		385,100
<u>Albuquerque, NM 87107</u>			Inside Sales	Not Tracked	Not Tracked
			Selection	Selection	
Property Status: (Operational/Closed)		Operational			
Primary Characteristics of Trade Area:		Retail	Primary	Signalized Intersection: (Y/N)	
(Retail/Residential/Rural/Highway/Office/Indust)		Residential	Secondary	No	
				Number of Curb Cuts:	
				4	
				Parking Spaces:	
				TBD	
Access from Primary Street:		Excellent			
(Excellent, Good, Fair, Poor)				Size:	
				C-Store	
				792 SF	
				Canopy	
				2,592 SF	
				Car Wash	
				1,868 SF	
C-Store				Land	
Lot Surface Type: (Asphalt/Concrete/Combo)		Combo		23,905 SF	
Car Wash: (Y/N)		Yes			
Fuel System				Number of Twin Pole Signs:	
Crinds (Y/N)		Yes		1	
Number of Gas MPDs:		4		Number of Monument Signs:	
Number of Diesel MPDs:		4		0	
				Number of Single Pole Signs:	
				0	
				Number of Interstate Signs:	
				0	
Sells Beer/Wine: (Y/N)		No		Traffic Count Main (Est ADT)	
				21,500 (2015)	
Sells Liquor: (Y/N)		No		Effective Age:	
				15 YRS +/-	
Cooler Doors: (#)		0		Remaining Economic Life:	
				15 YRS +/-	
				**	
				As per recent appraisal	

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PLAT MAP

