

FOR LEASE AND/OR SALE

11K BLDG ON 50,000 SF (DIVISIBLE)

111 Wyoming Blvd SE – 1 Lot South of Wyoming/Central Intersection





- Sub-Dividable Infill Redevelopment Opp in Established Trade Area
- Site Currently Consists of Longtime Auto Repair Facility (11,042 SF) on Approx. 50,000 SF of Commercially Zoned (C-2 & SU-2) Land
- New Roof Recently Installed
- Site Fronts Along 3 Arteries (Wyoming, Zuni and Wisconsin)
- Approx. 200' of Wyoming Frontage and 250'+/- Along Zuni Rd
- Going-To-Work Side of Wyoming – Gateway to KAFB & Sandia Labs
- Strong Traffic Flows with the Immediate Arteries
- Subject is Located Outside of East Gateway Corridor Sector Plan
- Two Large Pole Signs Creating Strong Visibility Along Wyoming
- Activity Generators in Immediate Area Include McDonalds, Circle K, Teriyaki Chicken Bowl and Family Dollar
- Redevelopment Potential Exists for a Variety of Retail and Quasi Retail Uses Including Fast Food, Sit-Down Restaurant, Soft & Hard Goods, Banks/CUs, Auto Sales, Micro Breweries, Convenience Store
- PARCEL B (11,042 SF Bldg on 33,216 SF) - FOR SALE @ \$ 460,000
- PARCEL A (16,800 SF of Land) - FOR SALE @ \$120,000 (\$7.14/SF)
- FOR LEASE \$5.50 TO \$6.50 PSF NNN DEPENDING ON BLDG FRONTAGE

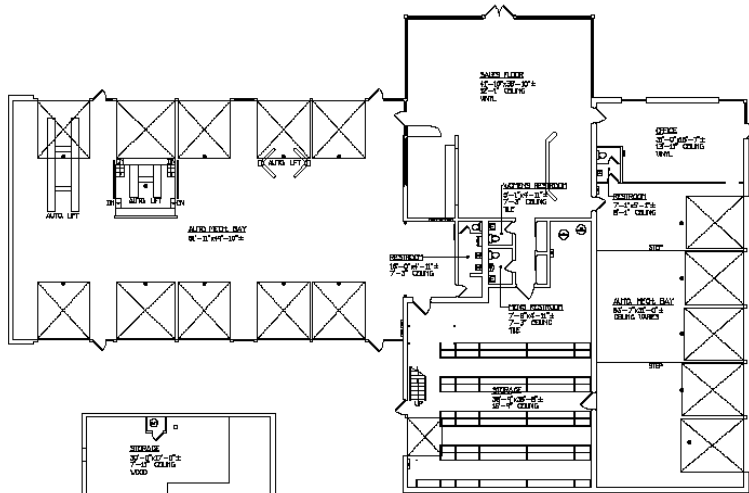
Contact:
Mark Edwards



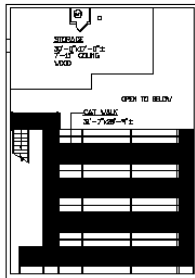
Leasing ♦ Brokerage ♦ Development

Executive West Bldg. 2929 Coors Blvd. NW Ste, #202
 Albuquerque, NM 87120
 505-998-7298 Cell 505-350-8211 Fax 505-998-7299
Mark.Edwards@EdwardsCommercialRealty.com

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111 WYOMING SE - GROUND LEVEL



111 WYOMING SE - SECOND LEVEL

NOTES

1. ALL CALCULATIONS INDICATE "GROSS" AREA AS PER "BOMA" STANDARDS.
2. ALL FIXTURES INDICATED ARE BUILT-IN.
3. ALL FLOORS ARE CONCRETE UNLESS OTHERWISE INDICATED.
4. ALL CEILING HEIGHTS ARE 13'-8" UNLESS OTHERWISE NOTED.
5. ALL DIMENSIONS TO BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION.

AREA CALCULATIONS:

MAIN FLOOR AREA 10859.86 SQ. FT.
 OVERHEAD STORAGE 1299.18 SQ. FT.

PROJECT:

111 WYOMING SE

DESCRIPTION:
 AS-BUILT DRAWING

CLIENT:

WALT ARNOLD

SHEET #
 01
 OF 01

CLIENT REFERENCE #

WROD BY:	D.G.	OPERATION:	
DRAFTED BY:	D.G.		
CHECKED BY:	P.M.		
REVISED ON:	/ /		
SCALE:	1/16" = 1'-0"	DATE:	08/13/08



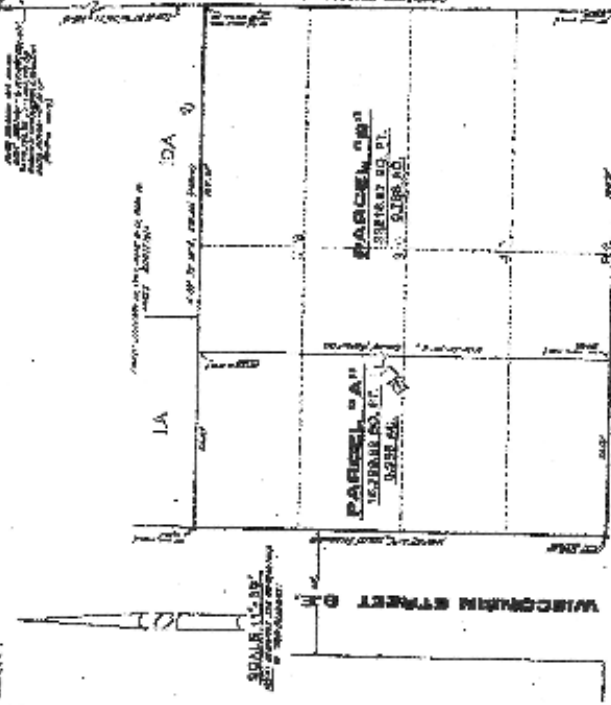
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COMPUTER DRAFTING & DESIGN BY:

CALL 808-888-1888

C29-2

NOTHING IS TO BE TAKEN INTO CONSIDERATION IN THE EVENT OF A CHANGE IN THE CITY OF ALBUQUERQUE, NEW MEXICO, IN THE EVENT OF A CHANGE IN THE CITY OF ALBUQUERQUE, NEW MEXICO, IN THE EVENT OF A CHANGE IN THE CITY OF ALBUQUERQUE, NEW MEXICO.



FROM: [Name] AND [Name] TO: [Name] AND [Name]
 THIS PLAN IS TO BE TAKEN INTO CONSIDERATION IN THE EVENT OF A CHANGE IN THE CITY OF ALBUQUERQUE, NEW MEXICO, IN THE EVENT OF A CHANGE IN THE CITY OF ALBUQUERQUE, NEW MEXICO, IN THE EVENT OF A CHANGE IN THE CITY OF ALBUQUERQUE, NEW MEXICO.

D. J. M. M.
 STATE OF NEW MEXICO
 COUNTY OF BERNALILLO
 I, [Name], Notary Public for the State of New Mexico, do hereby certify that the foregoing is a true and correct copy of the original as shown to me by [Name] and [Name] on this [Date] day of [Month], 19[Year].
 My Commission Expires [Date]



APPROVED AND AUTHORIZED FOR THE CITY OF ALBUQUERQUE, NEW MEXICO, IN THE EVENT OF A CHANGE IN THE CITY OF ALBUQUERQUE, NEW MEXICO, IN THE EVENT OF A CHANGE IN THE CITY OF ALBUQUERQUE, NEW MEXICO.

Richard [Name]
 CITY CLERK

C29-2

18-18-3

80 8150A REPLAT
 SHOWING
 PARCELS "A" AND "B"
 IN
 BLOCK E
 UNITY ADDITION
 ALBUQUERQUE, NEW MEXICO
 JULY, 1903

THE HISTORY OF THE CITY OF ALBUQUERQUE, NEW MEXICO, IN THE EVENT OF A CHANGE IN THE CITY OF ALBUQUERQUE, NEW MEXICO, IN THE EVENT OF A CHANGE IN THE CITY OF ALBUQUERQUE, NEW MEXICO.

[Signature]
 CITY CLERK

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Richard [Name]
 CITY CLERK

C29-2

18-18-3