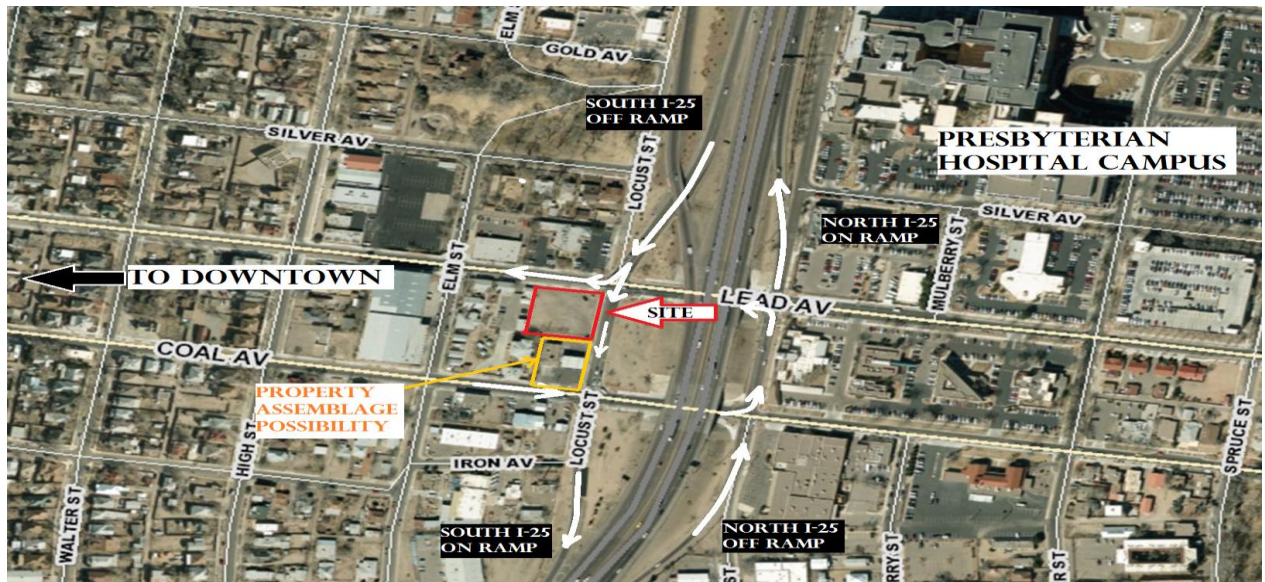


EAST DOWNTOWN INFILL PAD INTERSTATE 25 & LEAD/COAL EXIT FRONTAGE ALONG LEAD AVE WITH I-25 VISIBILITY





- Small, Hard-to-Find Vacant Tract Entailing 18,800 SF+/-
- HUB Zoned Designation
- I-25 Visibility and Frontage along Lead & Locust (Freeway Frontage)
- Close to 140' of Lead Frontage and 135' of Locust Frontage
- SU-2 NCR Zoned Property Which Allows for C-1 & Residential Uses
- Proposed Uses Could Include Retail, Fast Food, Medical Office, Office, Institutional, Educational, Mixed Use or MF Residential
- Ability May Exist to Assemble Adjacent 15,000 SF Site for Larger Use
- Site Lies in Close Proximity to ABQ's Main Hospital Hub, East Downtown, ABQ Innovate, UNM & CNM Main Campuses in the Long Established Huning Highland Residential Neighborhood
- Over 142,000 Cars/Day Along I-25 & 30,000+ Cars/Day Along Lead/Coal
- **FOR SALE @ \$325,000**; Ground Lease or BTS also Considered

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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