# **GATED STORAGE YARD**

NWQ CENTRAL AVE & JUAN TABO NE 11412 Linn Ave NE Albuquerque, NM 87123





\$103,500.00

0.17 AC

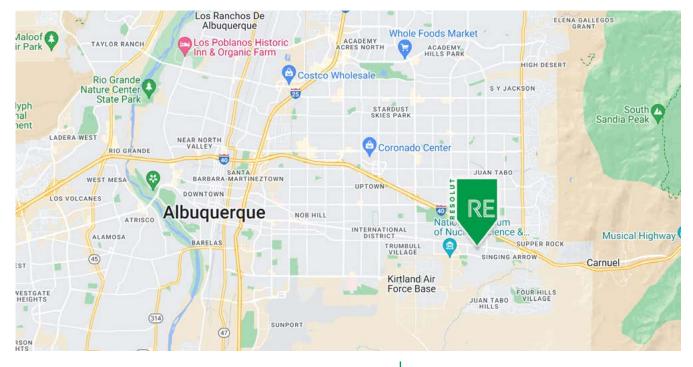
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### **PROPERTY HIGHLIGHTS**

- Gated and Fenced yard
- Perfect for automotive or equipment storage
- MX-H Zoning



#### AREA TRAFFIC GENERATORS



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### **DEMOGRAPHIC SNAPSHOT 2024**





**\$83,585.00 AVG HH INCOME** 3-MILE RADIUS



63,071 DAYTIME POPULATION 3-MILE RADIUS **TRAFFIC COUNTS** Central: 22,613 VPD (Sites USA 2024)



#### **PROPERTY OVERVIEW**

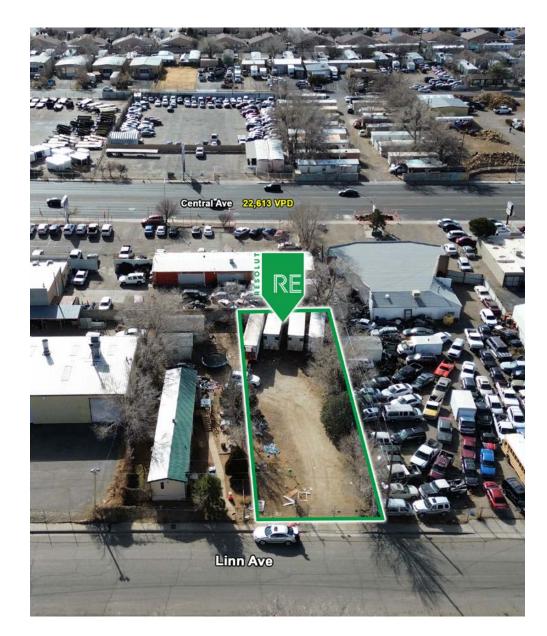
This yard is enclosed by sturdy fencing, providing a secure environment for any expanding business needing yard space. The yard has gated access for secure storage of trucks, equipment, and materials. All utilities at the street for easy hookup. Easy access to I-40, and tucked away for a secure location to store your materials. This is the perfect opportunity for your business to take the next step.

#### LOCATION OVERVIEW

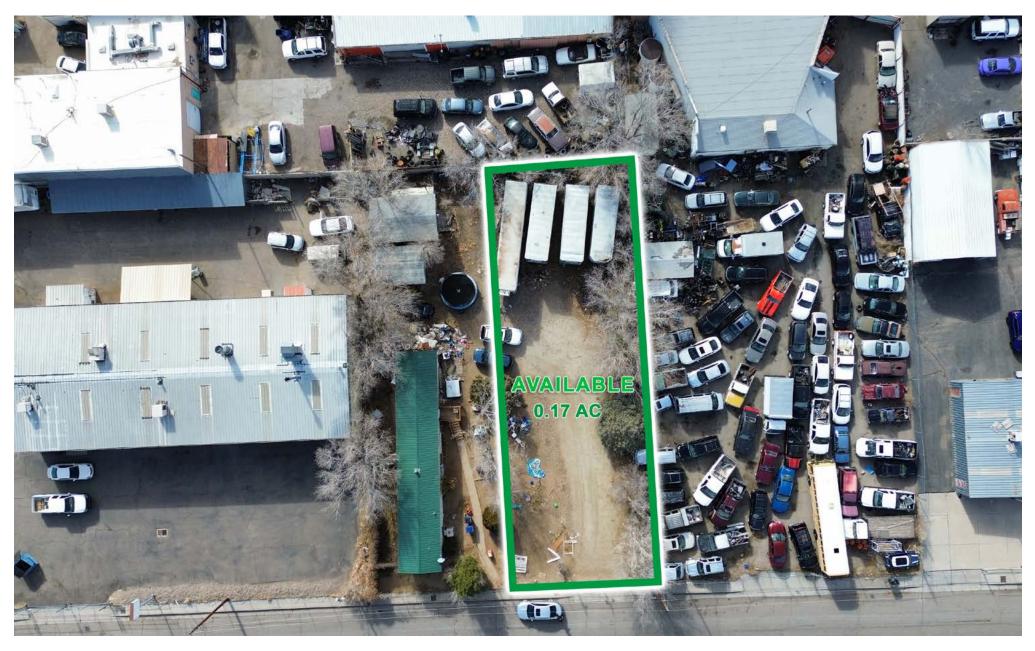
Situated less than half a mile from Interstate 40 (I-40), the property offers convenient access to major transportation corridors. Given its strategic location and size, this lot is wellsuited for various commercial uses. The area around Juan Tabo and Central is characterized by a mix of commercial and residential developments. The neighborhood has seen significant redevelopment activity, indicating a positive trend for new businesses

#### **PROPERTY DETAILS**

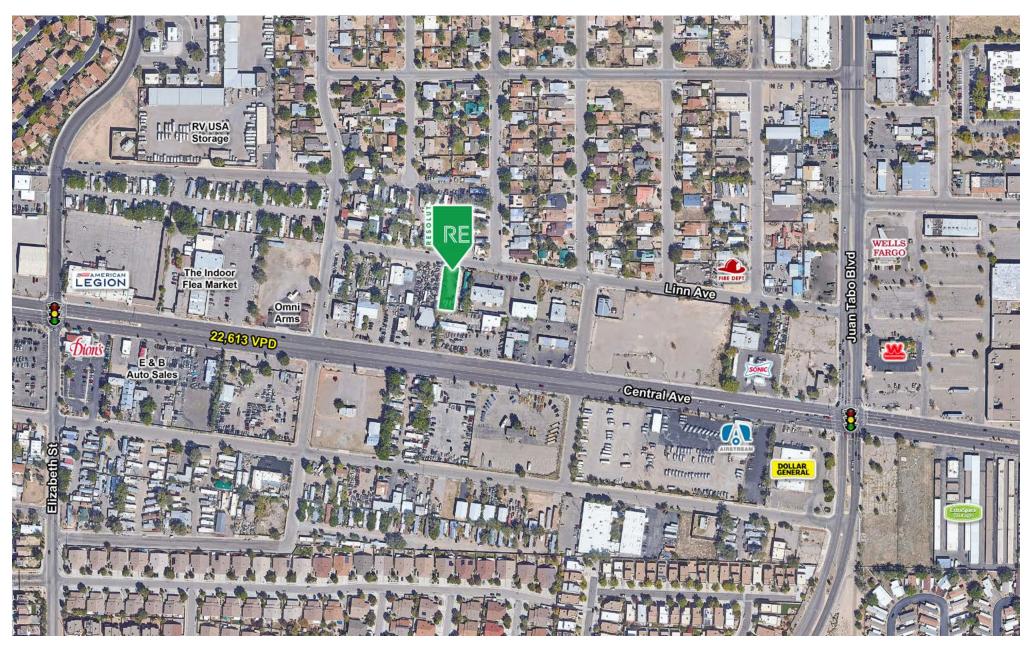
Lease Rate:	\$103,500
Lot Size:	.17 ACRES
Zoning:	MX-H











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