

Public Remarks: Seize this rare opportunity to transform 4565 Juan Tabo NE, a 0.4174-acre commercial property in the heart of Albuquerque's desirable Northeast Heights. Zoned NR-C (Non-Residential Commercial), this site offers endless potential for development. Key Features: Sale includes the cell tower lease. 27 years remaining on a 30 year lease at \$800 per month. High-visibility location with access from Montgomery Blvd Versatile zoning allowing for a range of commercial uses Owner willing to demolish existing structures for redevelopment Strong area demand with proximity to established businesses and residential communities. Ideal for investors, developers, and owner-users looking to capitalize on a high-growth corridor in Albuquerque. Cell tower provides instant income.

Features	Lot Information	Utilities
Acc. To Prop Line: Paved Road, Public Road	Tract:n/a	Utilities: Electricity Connected
Assessements:	Unit:n/a	Utility Impact Fee: Utility Impact Fee: Unknown
Docs/Data Available: None	Lot:22A	Water Source: City Water
Documents:	Block:n/a	Water Conservation:
Topography: Mostly Level	Section:n/a	Wastewater: None
Existing Survey:	Township: n/a	Irrigation Source:
Features: Partial Fencing	Range:n/a	Dist to Electrical: At Line
Property Access: S Property Line	Package Deal: No	Distance to Water: At Line
Timber/Mineral Right:		Distance to Phone: At Line
		Distance to Gas: At Line
		Distance to Sewer: At Line
		Distance to Cable: 0 - 1/4 Mile
Listing & Contract Info	Disclosures	County Data
Original List Price: \$430,000	Miscellaneous:	County: Bernalillo
Possession: Day of Funding	Finance Considered: Owner Financing	UPC Code: 102106146704040122
Bank Owned: No	Seller Assist Ofrd: No	Tax Annual Amount: \$2,414.00
Seller Assist Ofrd: No	Trade/Xch Considered: Yes	GRT Code: 02-100
	Trade/Xch Terms: Equity See LO/SO	Tax Exemption: No
	Flood Zone: X	Zoning: NR-C*
		PID: No SAD: No
		Restrictive Covenant: Same As Zoning
		Short Legal Desc:LT 22A PLAT OF LOTS 22A,
		22B & 22C LANDS OF FERRARI-ESQUIBEL

Directions: Montgomery and Juan Tabo Behind Farina



Presented by Michael Schlichte Absolute Real Estate 505-681-8578 505-318-6264 Mike@My505Home.com http://www.my505home.com

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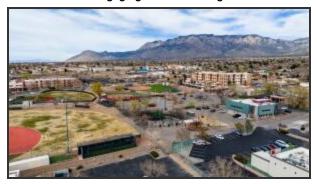


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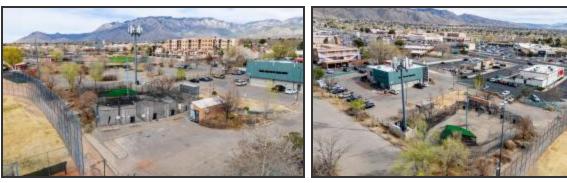






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