



MLS Area Major: 30 - Far NE Heights
Zone Atlas: F21
Subdivision Name: n/a
of Lots: 1
Lot Description:
Type: Commercial
Acres: 0.42
Lot SqFt: 18,182
On Market Date: 03/25/2025
DOM:6
Association: No

Apx Lot Dim Front: 110
Apx Lot Dim Side: 165
Addl Lot Dim:
Lot Size Source: On-Line
Elementary School: Mitchell
Middle School: Eisenhower
High School: Eldorado
List Price/Acre: \$1,035,714.29
List Price/Lot SqFt: \$23.92
Owner/Broker: No
GEO LAT: 35.131797 **GEO LON:** -106.517702

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 Assessments: Docs/Data Available: None Documents: Topography: Mostly Level Existing Survey: Features: Partial Fencing Property Access: S Property Line Timber/Mineral Right:	Tract: n/a Unit: n/a Lot: 22A Block: n/a Section: n/a Township: n/a Range: n/a Package Deal: No	Utilities: Electricity Connected Utility Impact Fee: Utility Impact Fee: Unknown Water Source: City Water Water Conservation: Wastewater: None Irrigation Source: Dist to Electrical: At Line Distance to Water: At Line 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 Possession: Day of Funding Bank Owned: No Seller Assist Ofrd: No	Miscellaneous: Finance Considered: Owner Financing Seller Assist Ofrd: No Trade/Xch Considered: Yes Trade/Xch Terms: Equity See LO/SO Flood Zone: X	County: Bernalillo UPC Code: 102106146704040122 Tax Annual Amount: \$2,414.00 GRT Code: 02-100 Tax Exemption: No 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



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