# RESOLUT Service Resolut

# **CONTRACTOR YARD / NORTH VALLEY**

2ND STREET NORTH OF CANDELARIA 4004 2ND ST NW, ALBUQUERQUE, NM 87107



FOR SALE OR LEASE

**AVAILABLE LAND** 0.14 AC

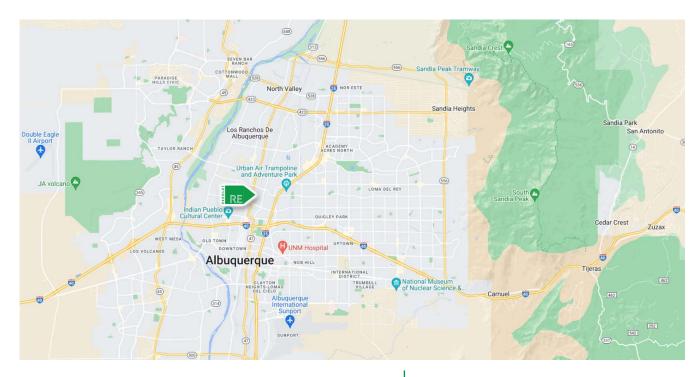
\$260,000 LEASE RATE \$1,500 per month

**Billy Lehmann** blehmann@resolutre.com 505.337.0777



#### **PROPERTY HIGHLIGHTS**

- Owner Financing Available
- · Gated and fenced contractor yard
- Indoor and outdoor storage
- Billboard signage
- 2nd street frontage
- In place income



## **AREA TRAFFIC GENERATORS**











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## **DEMOGRAPHIC SNAPSHOT 2024**



**78,384 POPULATION**3-MILE RADIUS



\$92,749.00 AVG HH INCOME 3-MILE RADIUS



114,344

DAYTIME POPULATION

3-MILE RADIUS



**TRAFFIC COUNTS**2nd St: 17,371 VPD
(Sites USA 2024)



#### **PROPERTY OVERVIEW**

This yard is enclosed by sturdy fencing, providing a secure environment for valuables. The yard has gated access for secure storage of trucks, equipment, and materials. Well designed outdoor and indoor storage. The main storage building was designed to make adding utilities quick with plumbing stubbed up in the slab and all utilities right at street for easy hook up. This location comes with monthly income from a transferring lease for a small shed in the south west corner of the lot to a national cell phone service provider. With the possibility of owner financing this is the perfect opportunity for your business to take the next step.

#### **LOCATION OVERVIEW**

With 40 feet of frontage and in place billboard signage this is perfect opportunity for storage / office / and advertising for your business. Being located right on 2nd street gives you easy access to the whole city. This parcel is located less than 1 mile from I25. The close proximity to all building and supply houses including electrical supply, plumbing warehouses, metal distributors, and lumber yards makes it a breeze to transport your materials to the job sight. There is no better place to be for your contracting business.

#### PROPERTY OVERVIEW

Price: \$260,000

Lot Size: 0.14 AC

Frontage: 40 ft













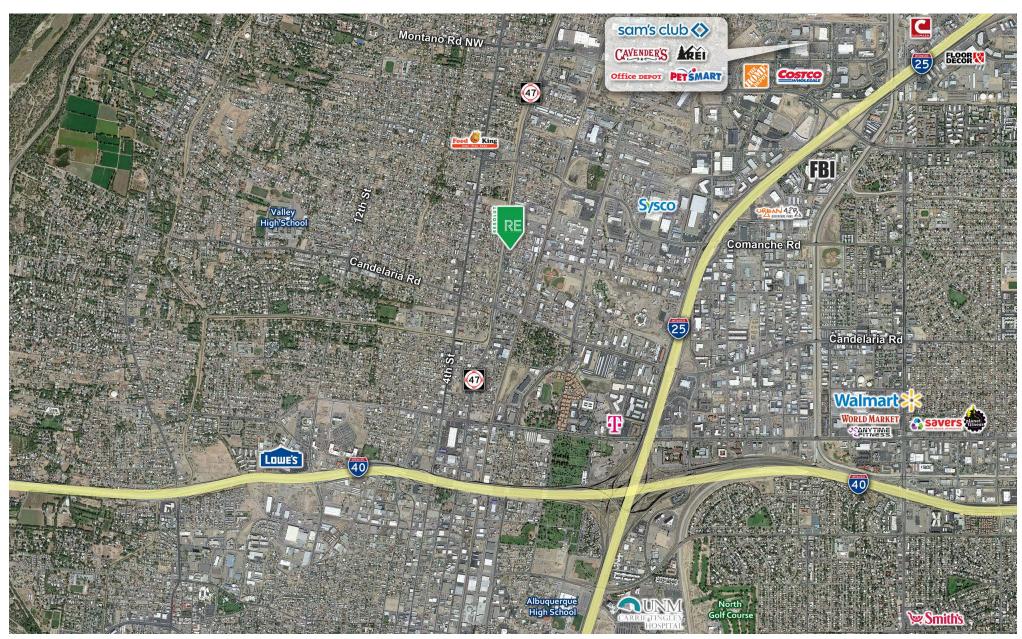
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