



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

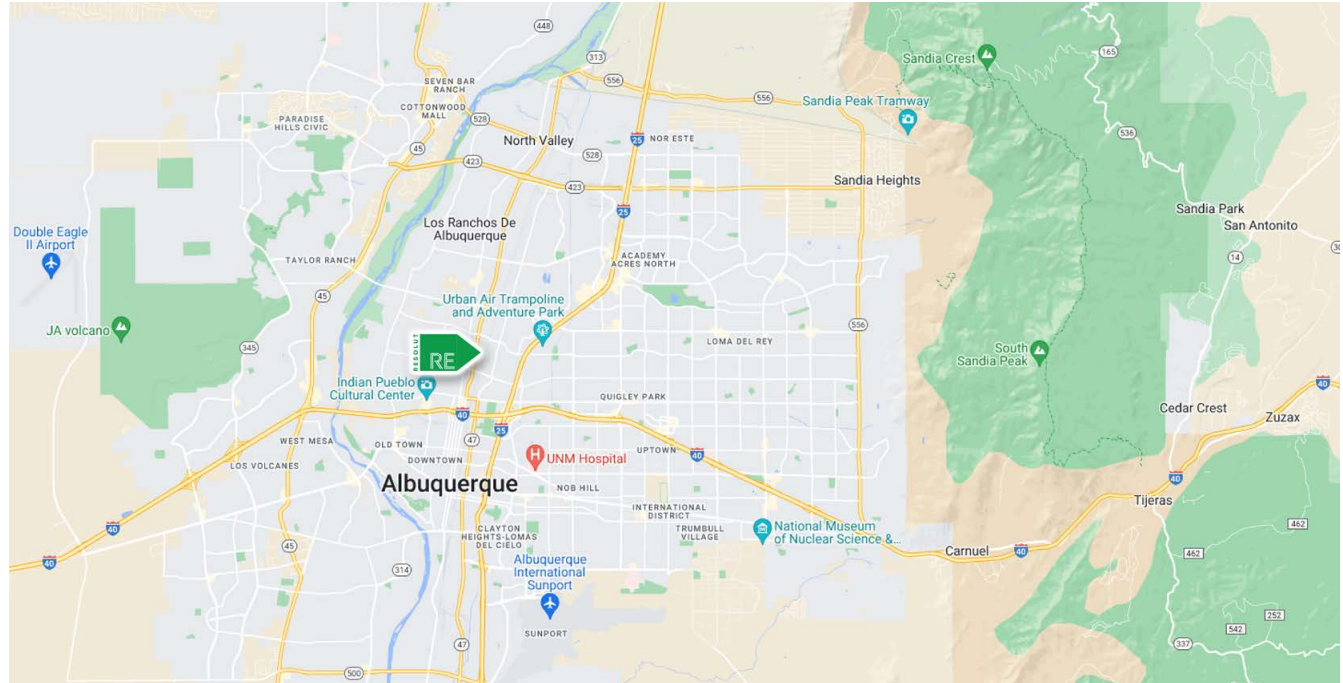
SALE PRICE
\$260,000

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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