



501 Oliver Ross Dr. NW
Albuquerque, NM 87121

FOR SALE

Vacant Industrial Land



Land Size: +/-0.70 Acres (+/-30,000 SF)

Sale Price: \$225,000 (\$7.50/SF)

Zoning: NR-BP (Business Park), City of Albuquerque

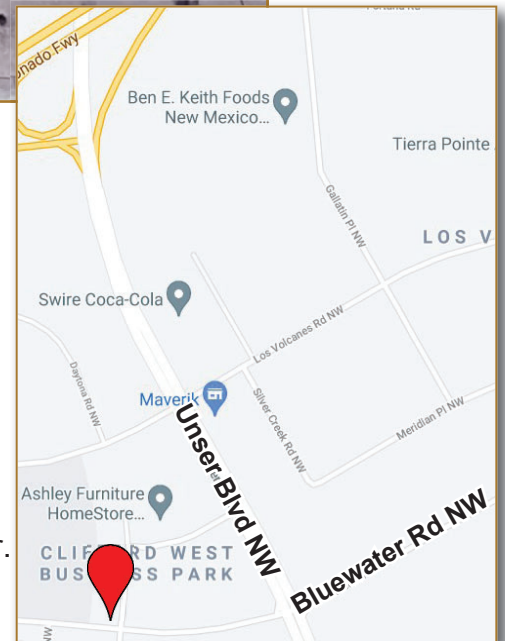
Comments: Located South of I-40 off Bluewater Rd. & Unser Blvd. in Clifford West Business Park

Frontage on Two Streets with a Curb Cut on Oliver Ross Dr.

7 Miles / 9 Minutes to I-25 / I-40 Interchange

Located in an Opportunity Zone and HubZone Qualified

Cell Phone Tower Does Not Convey, It Will Be Excluded On a Perpetual Easement



The information contained is believed reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projection, opinion, assumption or estimated uses are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on many factors which should be evaluated by your tax, financial, and legal counsel. You and your counsel should conduct a careful independent investigation of the property to determine that it is suitable to your needs. If square footage is a consideration, parties are advised to measure the property.

(505) 268-2800

WWW.ROGER-COX.COM

1717 Louisiana Blvd. NE, Suite 111
Albuquerque, NM 87110



Mark Hammond
Owner/Broker

markhammond@roger-cox.com

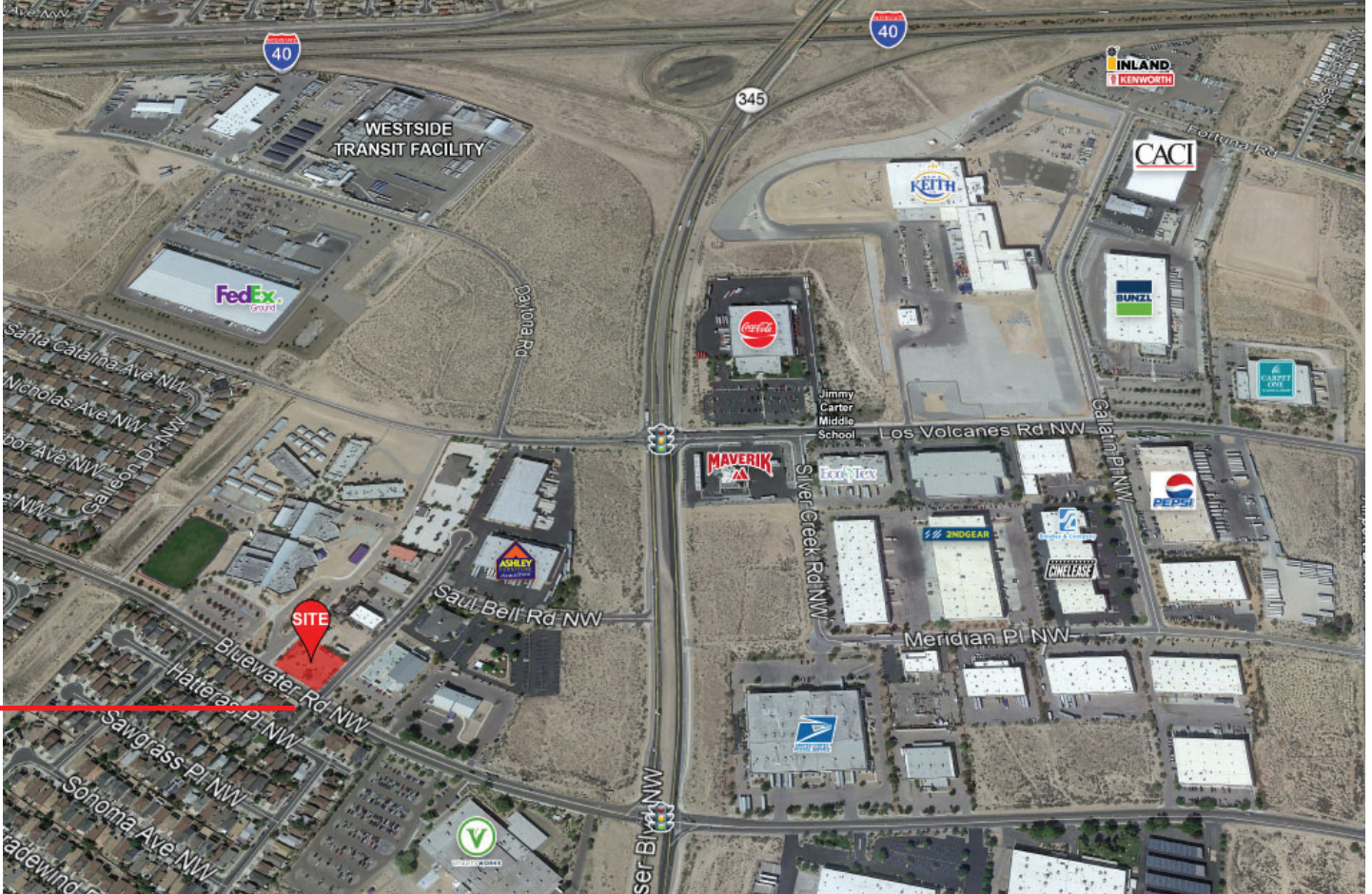
M (505) 350-3700



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Aerial

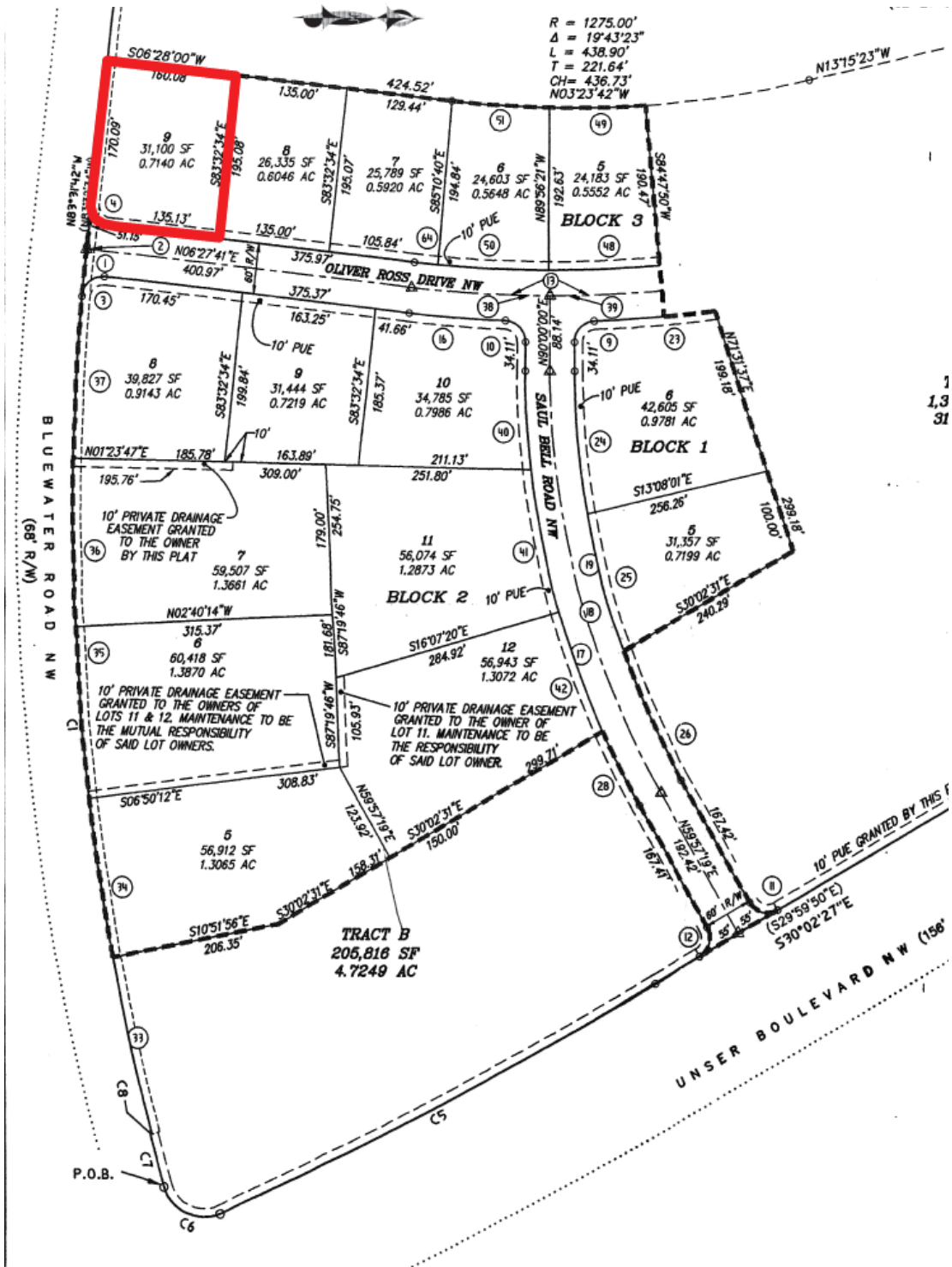


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Plat



1,3
31

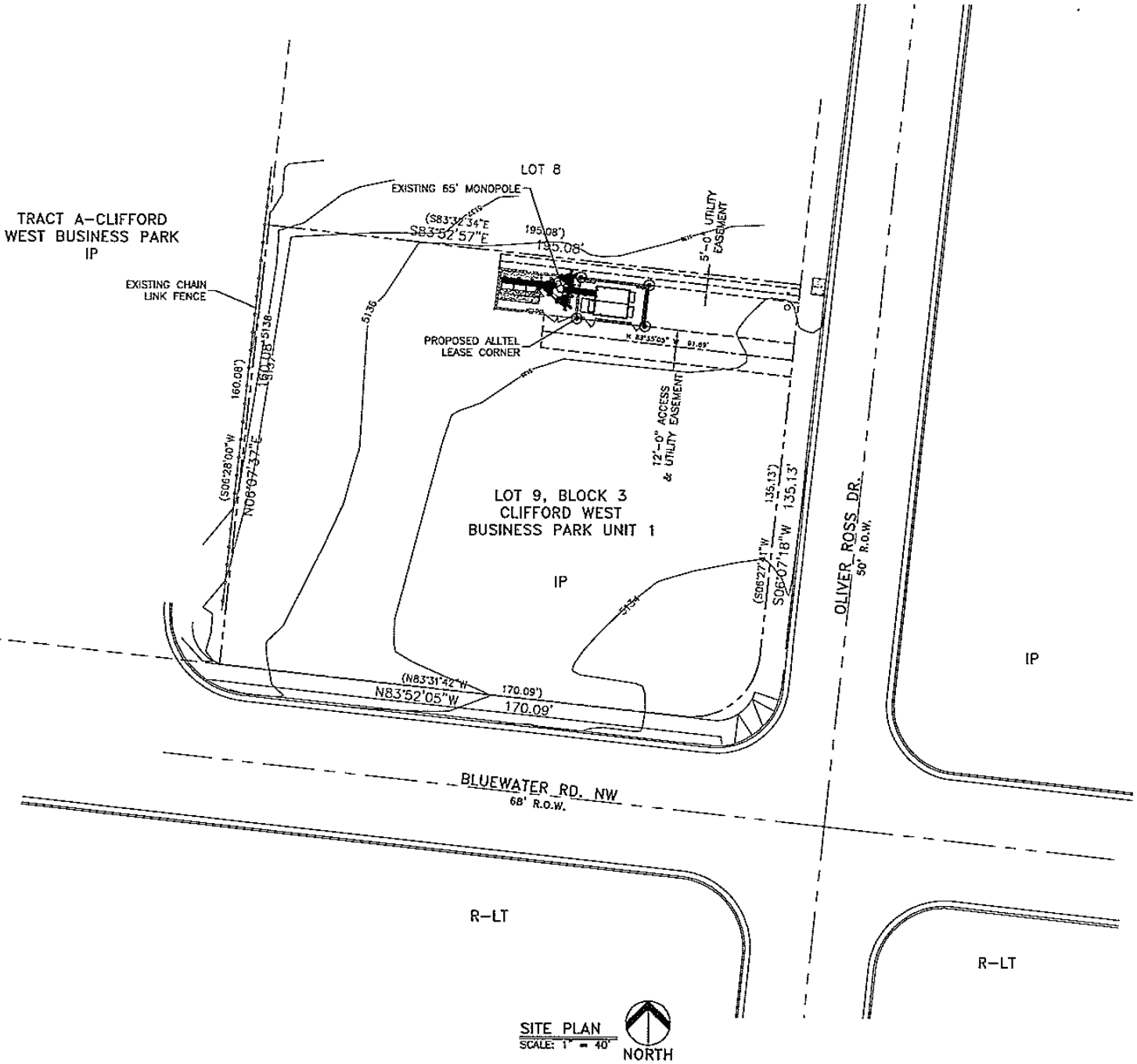
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Site Plan



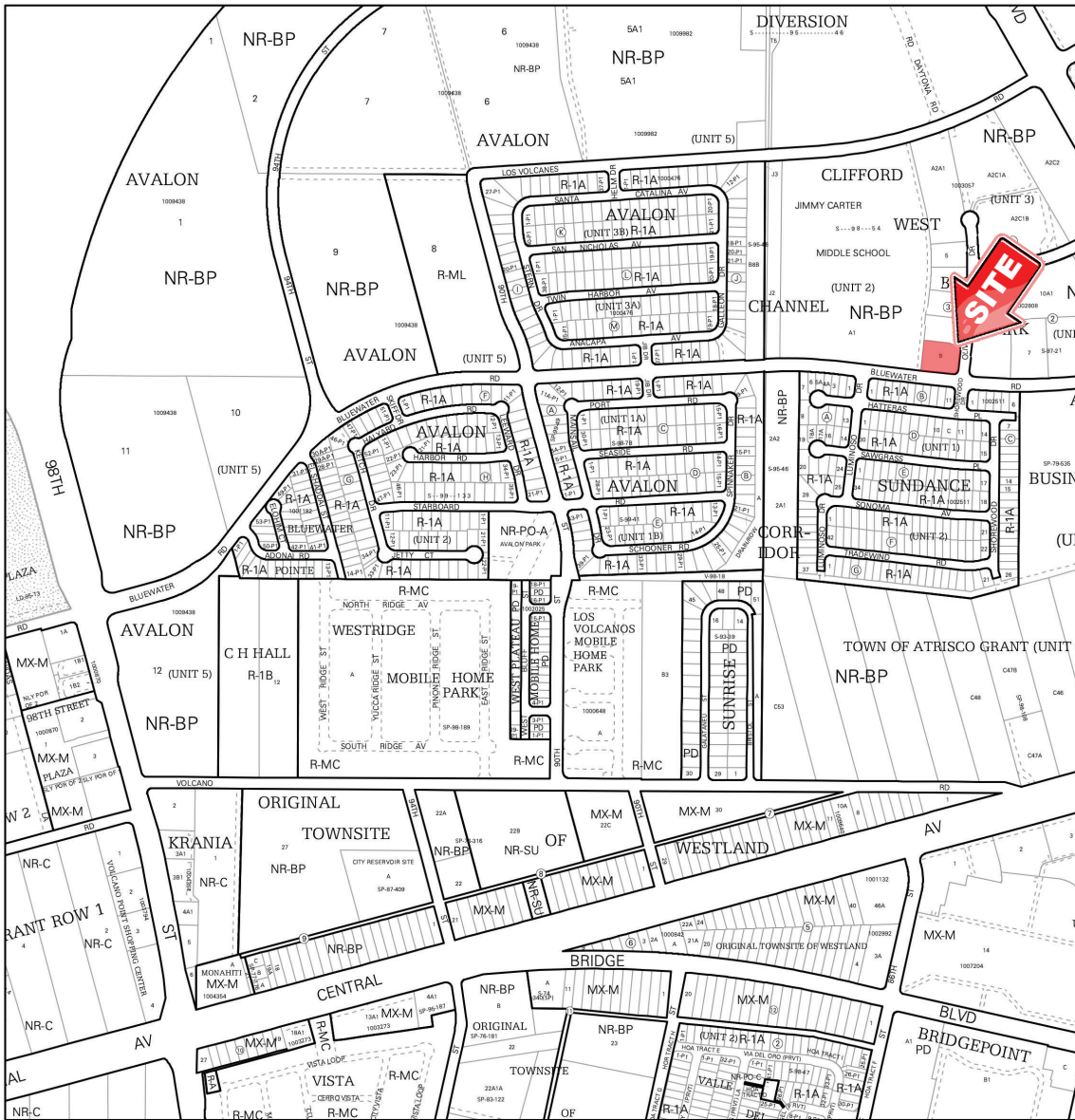
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Zone Atlas



For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas
May 2018

IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).

Zone Atlas Page: **K-09-Z**

Easement, Escarpment, Petroglyph National Monument, Areas Outside of City Limits, Airport Protection Overlay (APO) Zone, Character Protection Overlay (CPO) Zone, Historic Protection Overlay (HPO) Zone, View Protection Overlay (VPO) Zone.

Gray Shading Represents Area Outside of the City Limits

0 250 500 1,000 Feet

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