

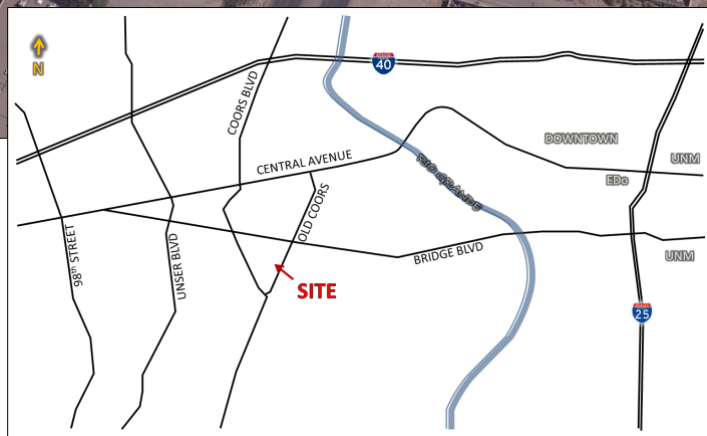
# LAND FOR SALE

Old Coors Drive SW – Albuquerque, NM 87121



www.mcrnm.com

Approximate boundary - not be used as survey



**Sale Price: \$195,000 (\$1.54± sf)**

**Lot Size: 2.90± Acres (126,324± sf)**

Zoning: A-1 Rural Agricultural – Bernalillo County

## HIGHLIGHTS:

Great location for many Commercial and Residential Uses.

- Frontage on Old Coors (12,600 CPD)
- Utilities in the area.
- Nice infill parcel with great potential.
- Great location for many service related uses in underserved southwest market.

**Metro Commercial**  
REALTY. INC.

CONTACT: (505) 858.1444 Office  
JAKE VOSBURGH Associate JOHN DAVIDSON, CCIM Qualifying Broker  
(505) 280-2964 Cell (505) 385-0107 Cell  
jake@mcrnm.com jd@mcrnm.com  
8232 Louisiana NE, Suite C • Albuquerque, NM 87113

The information herein has been obtained from sources believed to be reliable. While we do not doubt its 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 projections, opinions, assumptions or estimates used 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 tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

# OLD COORS AND SAGE - SURVEY

A.L.T.A. / N.S.P.S. LAND TITLE SURVEY  
 OF  
**LOTS 2-A, 3 & 4**  
**LAND OF BENNETT & COLUCCI**  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 MARCH, 2018

**LEGAL DESCRIPTION:**  
 LOT NUMBERED TWO-A (2-A) OF PLAT OF LOTS 1A, LOT 2A, AND TRACT D1, LAND OF BENNETT AND COLUCCI, SITUATE  
 IN THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS SHOWN AND DESIGNATED ON THE REPEAT OF SAID ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY,  
 NEW MEXICO, ON NOVEMBER 8, 1994, IN VOLUME 84-C, FOLIO 373, AND LOTS NUMBERED THREE (3) AND FOUR (4) OF  
 SAID ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON JANUARY 18, 1994 IN VOLUME 84-C, FOLIO 373, AND LOTS  
 NUMBERED THREE (3) AND FOUR (4) OF SAID ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON JANUARY 18, 1994 IN VOLUME 84-C, FOLIO 373, AND LOTS  
 NUMBERED THREE (3) AND FOUR (4) OF SAID ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON JANUARY 18, 1994 IN VOLUME 84-C, FOLIO 373.

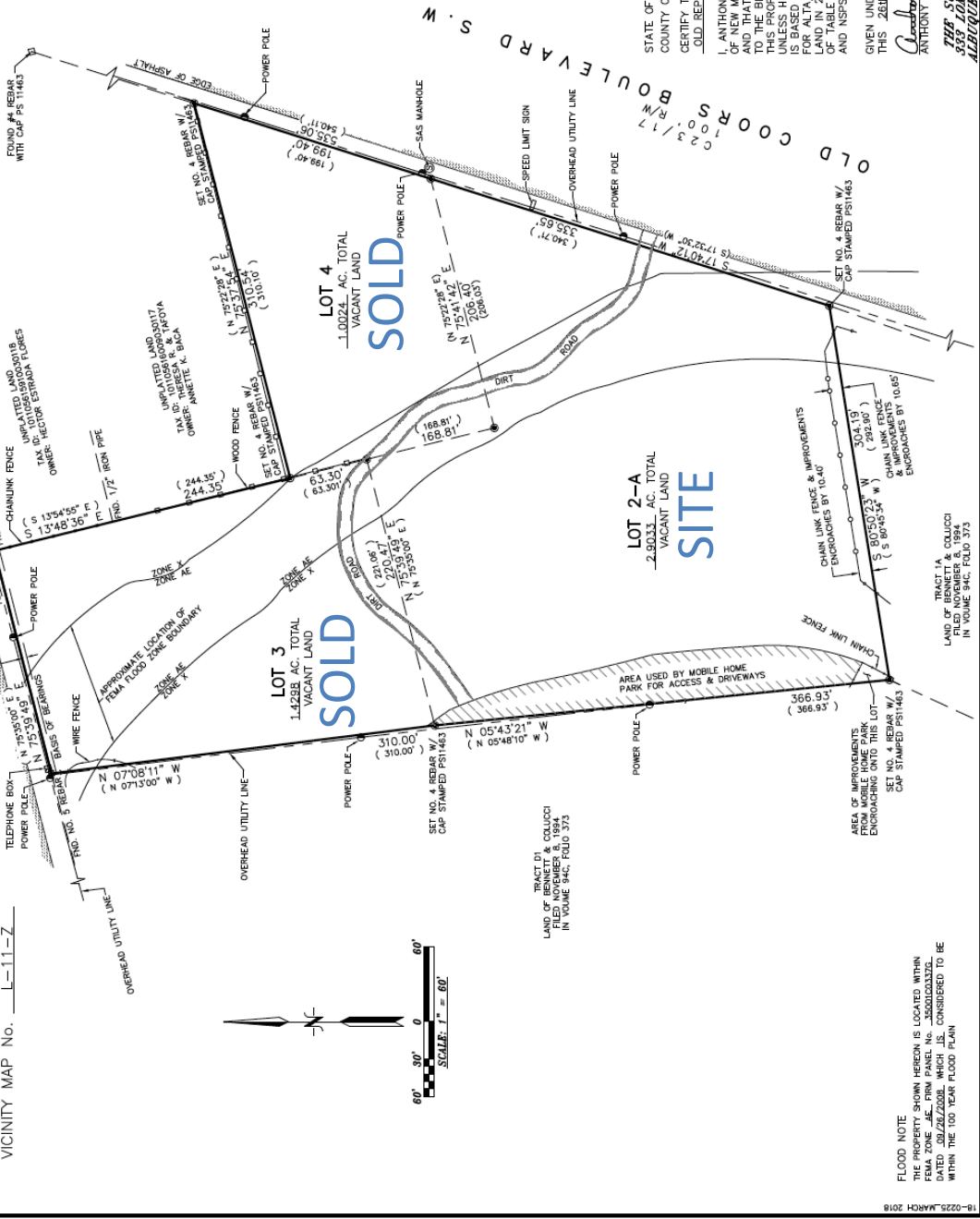
- GENERAL NOTES:**
- OWNER OF RECORD PER OLD REPUBLIC NATIONAL TITLE INSURANCE CO. (INSURER DATED MARCH 9, 2018) IS ANTHONY L. HARRIS, N.M.P.S. #11463.
  - LEGAL DESCRIPTION AND EASEMENTS SHOWN WERE PROVIDED BY OLD REPUBLIC NATIONAL TITLE INSURANCE CO. (BINDER NO. 15650500, DATED MARCH 9, 2018).
  - PLATS USED TO ESTABLISH BOUNDARY:  
 A: PLAT OF LAND OF BENNETT & COLUCCI FILED JANUARY 18, 1994 IN VOLUME 84-C, FOLIO 373  
 B: LAND OF BENNETT & COLUCCI FILED NOVEMBER 8, 1994 IN VOLUME 84-C, FOLIO 343
  - FIELD WORK PERFORMED ON: MARCH 15, 2018
  - PARKING:  
 ASPHALT: 0  
 GRASS: 0  
 TOTAL: 0
  - CURRENT ZONING: A-1
  - NPZ = NO PARKING ZONE

**SCHEDULE B NOTES:**  
 THE RESERVATIONS CONTAINED IN EXHIBIT FROM UNITED STATES OF AMERICA, REGISTERED IN THE 28, PAGE 70, RECORDS OF BERNALILLO COUNTY, NEW MEXICO, NO EASEMENTS ARE NOTED.  
 ITEM NO. ARE EASEMENTS AND NOTES AS SHOWN, NOTED AND PROVIDED FOR ON THE PLAT RECORDED IN PLAT RECD. 023, PAGE 17, RECORDS OF BERNALILLO, NEW MEXICO, NO EASEMENTS ARE SHOWN ON THESE LOTS.  
 ITEM NO. ARE EASEMENTS AND NOTES AS SHOWN, NOTED AND PROVIDED FOR ON THE PLAT RECORDED IN PLAT RECD. 023, RECORDS OF BERNALILLO COUNTY, NEW MEXICO, NO EASEMENTS ARE SHOWN ON THESE LOTS.

STATE OF NEW MEXICO ) S.S.  
 COUNTY OF BERNALILLO )  
 I, ANTHONY L. HARRIS, A PROFESSIONAL SURVEYOR LICENSED UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THERE ARE NO ENCROACHMENTS FROM THE SURVEYED PROPERTY OR FROM ADJOINING PROPERTIES TO THIS PROPERTY UNLESS HEREBY SHOWN OTHERWISE ON THIS PLAT. THIS SURVEY IS CONDUCTED IN ACCORDANCE WITH THE ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS LAND IN 2016, AND INCLUDES ITEMS: 1, 2, 3, 4, 6, 7(A), 8, 9, 10, 11(A), 13, 14, AND 18 OF TABLE A HEREOF, AND (H) PURSUANT TO THE ACCURACY STANDARDS (AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION) ON AN "JOB-BAL" SURVEY.

GIVEN UNDER MY HAND AND SEAL AT ALBUQUERQUE, NEW MEXICO  
 THIS 28th DAY OF MARCH, 2018  
 ANTHONY L. HARRIS, N.M.P.S. #11463

THIS SURVEY OFFICE, LLC  
 3880 W. 19th Ave. S.E.  
 ALBUQUERQUE, NEW MEXICO 87102  
 PHONE: (505) 998-0303  
 FAX: (505) 998-0306



**FLOOD NOTE**  
 SHOWN HEREON IS LOCATED WITHIN FEMA ZONE AE. FIRM PANEL NO. 320203270G, DATED 08/28/2008, WHICH IS CONSIDERED TO BE WITHIN THE 100 YEAR FLOOD PLAIN