

1320 6th NW, Albuquerque, NM
87102



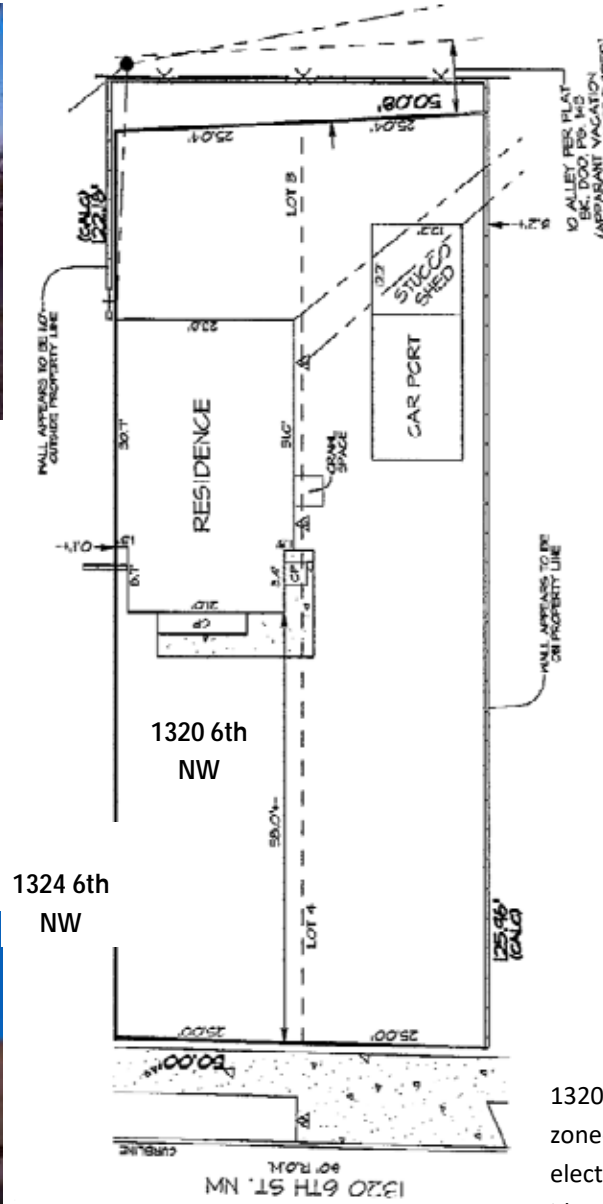
Tour Date: 5:30 pm on 6/24/2024
Register for tour: <http://www.nmapartment.com/6th1320>
Offer Deadline: 12:00 pm 6/26/2024
Broker: Todd Clarke CCIM CIPS QB#13711
(disclosure broker is owner) NM Apartment Advisors Inc
(505) 440-TODD
tclarke@nmapartment.com
www.nmapartment.com

Seller is using BID process to sell this amazing redevelopment opportunity!

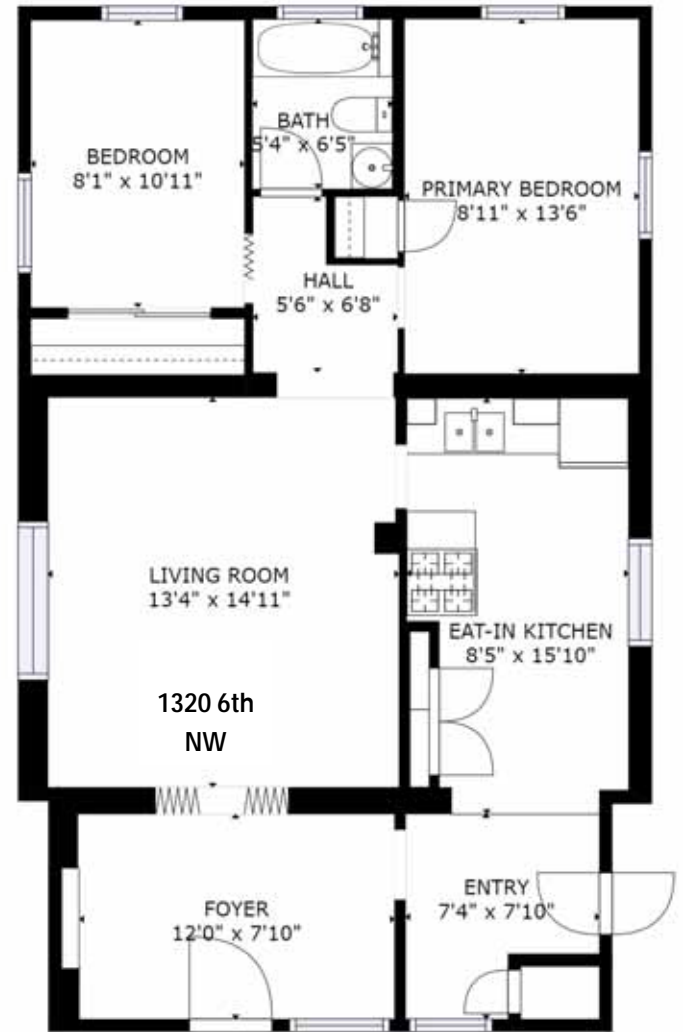
Units: 1 with room
For more
Bldg. Size: 832 sf
Bedrooms: 2
Bathrooms: 1
HOA: None
Acres 0.14
Status: New electrical
otherwise gutted
Start price: \$99,000

Renovated downtown residence

Info for 1320 6th NW



1324 6th NW



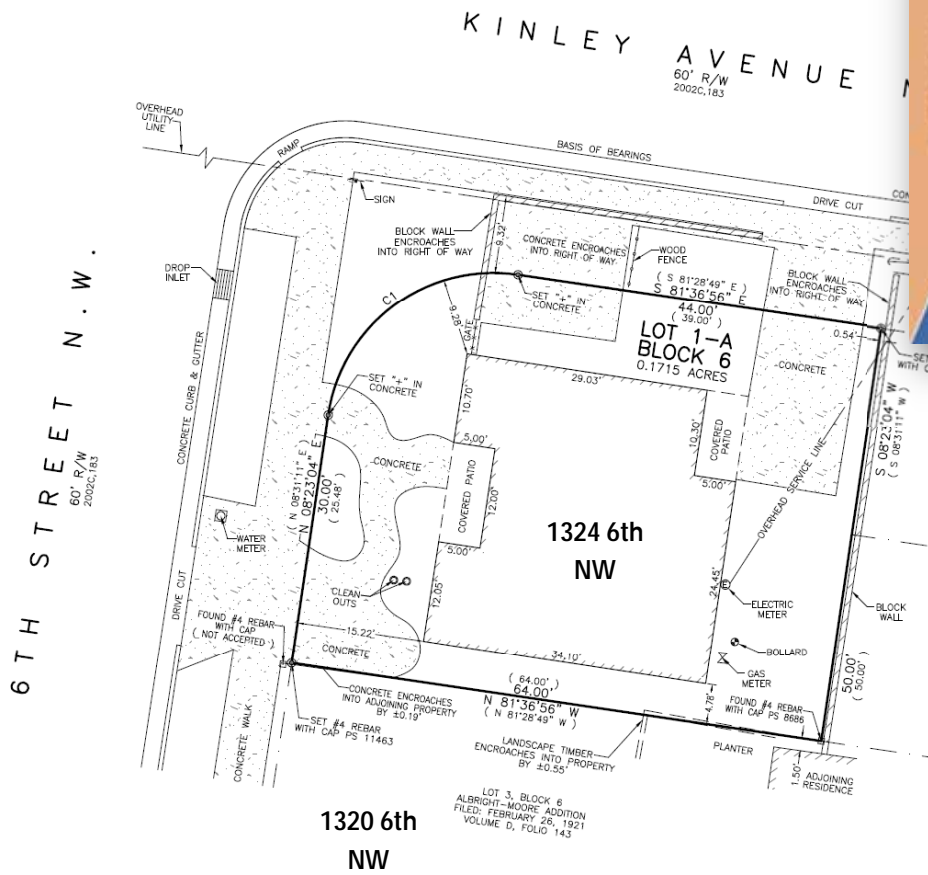
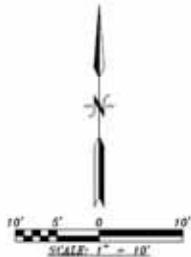
1320 6th NW is a 832 square foot house that sits on 0.14 acres of MX-T zoned land with ample room for more unit(s). The property has electrical upgrades and is in shell condition—ready for your renovation ideas.

Although the owner of both properties intends to finish 1320 6th NW, if the buyer would like a larger compound/redevelopment, 1324 6th NW can be sold for \$395,000.

Seller owns adjoining property to north



VICINITY MAP No. J-14



1320 6th NW

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD	BEARING	CHORD LENGTH
C1	31.42'	20.00'	90°00'00"	N 53°23'04" E	28.28'	
	(31.42')	(20.00')	(90°00'00")	(N 53°31'11" E)	(28.28')	

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House includes 3 drive ways, 2 of which are gated, solar panels and a powered storage container.

Units: 1
 Bldg. Size: 1,072 sf
 Bedrooms: 3
 Bathrooms: 2
 HOA: None
 Year Built: 2000
 Ask Price: \$395,000

Virtual Tour Main <http://www.nm-apartment.com/3d1332/>
 Broker: Told Clarke CCIM CIPS QB#13711
 (disclosure broker is owner) NM Apartment Advisors Inc
 (505) 440-TODD
 tclarke@nm-apartment.com
 www.nm-apartment.com



Renovated downtown residence

6: CURRENT ZONING: R-1A

SCHEDULE B NOTES:
NONE

STATE OF NEW MEXICO) S.S.
 COUNTY OF BERNALILLO)
 CLERIFY TO: HIBELLY NATIONAL TITLE INSURANCE COMPANY & ROYAL-MACK LAW, P.C., A NEW MEXICO CORPORATION

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 THIS PROPERTY TO ADJOINING PROPERTIES OR FROM ADJOINING PROPERTIES TO THIS PROPERTY UNLESS HEREON SHOWN. I FURTHER CERTIFY THAT THIS MAP OR PLAT AND SURVEY ON WHICH IT IS BASED WERE MADE (i) IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS LANDS IN 2016, AND INCLUDES ITEMS: 1, 2, 3, 4, 6, 7(A), 7(C), 8, 9, 10, 11(A), 13, 14 AND 18 OF TABLE A THEREOF, AND (ii) PURSUANT TO THE ACCURACY STANDARDS (AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION) ON AN URBAN SURVEY.

GIVEN UNDER MY HAND AND SEAL AT ALBUQUERQUE, NEW MEXICO THIS 6th DAY OF FEBRUARY, 2019



Anthony L. Harris
 ANTHONY L. HARRIS, R.L.M.P.S. #11463

THE SURVEY OFFICE LLC PHONE: (505) 998-0303
 339 JONAS BOULEVARD W.E. FAX: (505) 998-0306
 ALBUQUERQUE, NEW MEXICO 87102

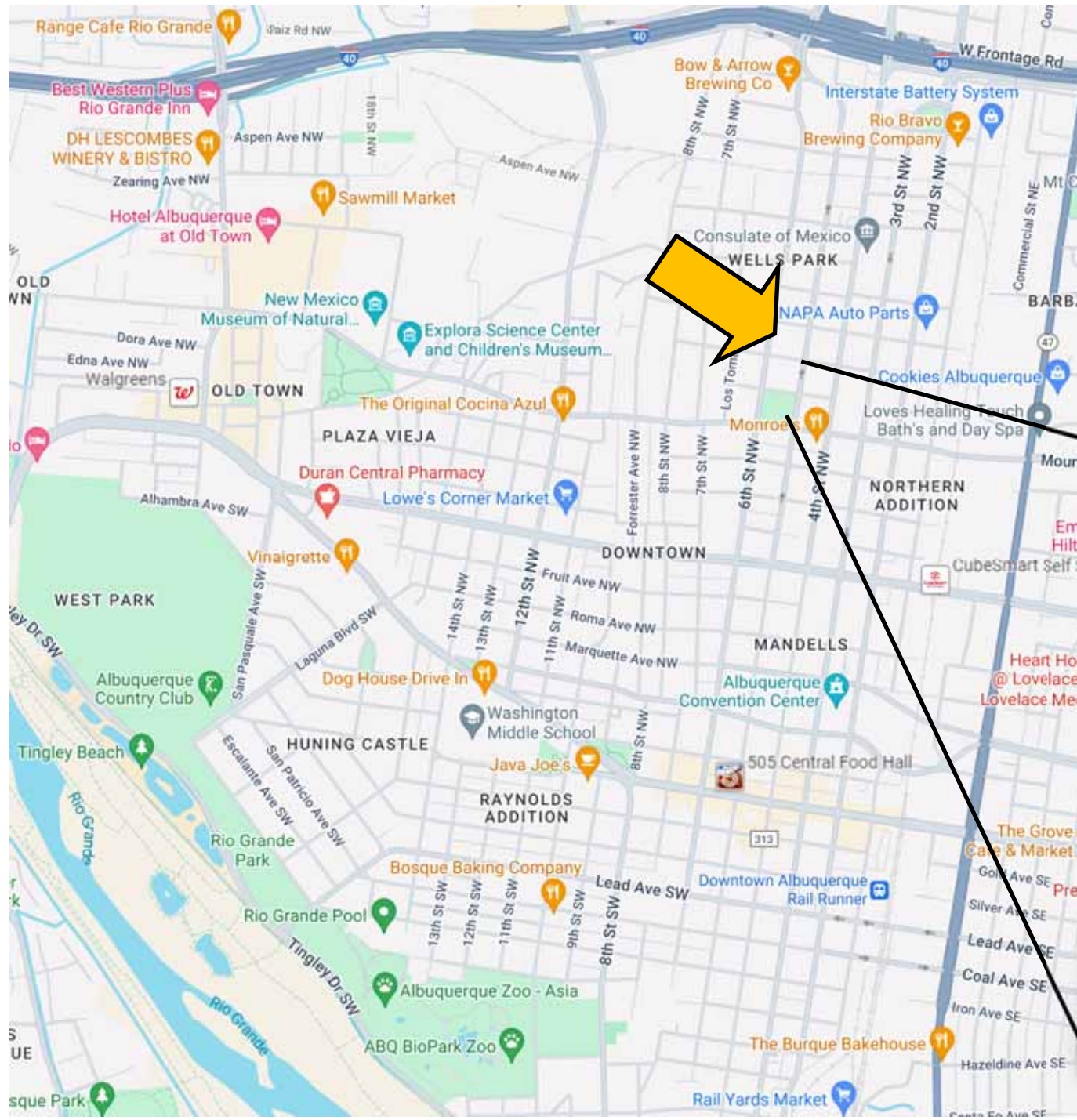
Both properties



The two properties together offer a large corner site with MX-T (mixed use transit) zoning and the potential to add more Accessory dwellings units or apartments as well as a higher density redevelopment.



Amazing location



The subject property is located in the Wells Park part of north downtown and is a short walk to the Central Business District, Old Town, Sawmill market, 505 Foodhall, the planned Rail Trail, the Downtown Grocers market, the Railyard market, the museums and so much more.

The property is biking distance to UNM, CNM, three hospitals, the zoo, bio park, aquarium and a dozen parks.

Additionally, the property is one block north of the under construction, \$8M Wells Park expansion.



Exterior Photographs



Interior Photographs

