

7 Roberts Circle

Los Lunas, NM 87068



BERKSHIRE HATHAWAY
NM COMMERCIAL REAL ESTATE



FOR SALE

\$ \$185,000

**OWNER FINANCING
AVAILABLE**

0.44 ACRES

ZONED C-1

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OFFERING MEMORANDUM

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EXECUTIVE SUMMARY

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PORTFOLIO OVERVIEW

ADDRESS:	7 Roberts Circle, Los Lunas, NM 87068
SIZE:	0.44 ACRE / 19,166 SF
SALE PRICE:	\$185,000 Owner Financing Available
5 MILE POPULATION:	40,896
5 MILE AVE HOUSEHOLD INCOME:	\$84,694
TRAFFIC COUNT:	State Hwy 47/ Ralliere Rd - Going SW - 23,755

PROPERTY HIGHLIGHTS:

- » Owner Financing Available
- » .44 Acres
- » Ready To Build
- » High Traffic Area - 23,755 VPD
- » Shadow Anchored by Smiths Grocery, Albertson's, & Dions Pizza
- » Zoned C-1
- » Gated Lot
- » Access on both North & South Property Lines
- » 3 Phase Electricity on Street
- » Water & Sewer on Street



PROPERTY DESCRIPTION:

Prime **.44 Acres** Value Add **Ready to Build** in the Heart of Los Lunas. Situated in a **high-traffic area with 23,755 VPD on State Hwy 47/Ralliere Rd** shadow anchored by **Smiths Grocery, Albertsons, Dions Pizza** & other well established businesses, this **C-1 Zoned** property benefits from a 5-mile population of **40,896** and an average household income of **\$84,694**. The **gated lot** offers ingress and egress from **both the north and south property lines** and features **3-phase electricity, water, and sewer lines on the street**. Owner will consider **Owner Financing**.

EXECUTIVE SUMMARY (Continued)

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LOCATION OVERVIEW

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UTILITIES

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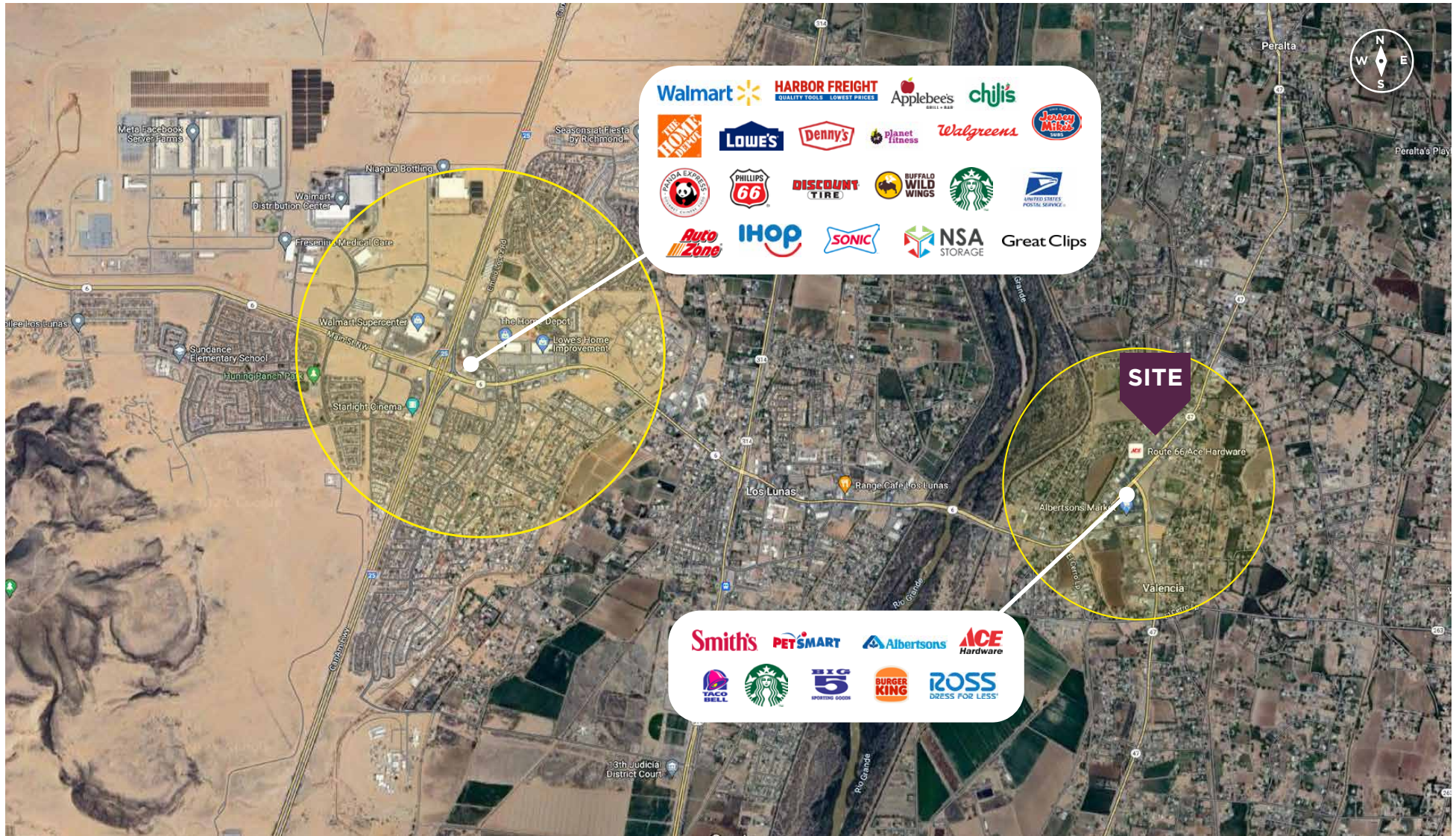


LOCATION MAP

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REGIONAL MAP

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