

W Jefferson Avenue Gallup, New Mexico 87301

\$1,835,000

\$14.50 Per Square Foot

2.905 Acre Heavy Commercial Zoned Lot

Parcel # R300100

UPC 2-107-088-041-516

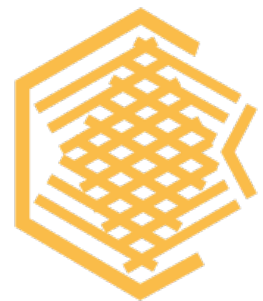
35.536870, -108.761308



Features include:

This parcel is a rectangular-shaped piece of land located just beyond the curvature and retaining wall of West Jefferson Street where the roadway makes an abrupt eastward change of direction prior to intersecting with US Highway 491 at the southern business corridor. This is a well-established, older commercial neighborhood that consists of well-known strip malls and businesses such as a carwash, several eateries, smaller service businesses, and a self-storage facility contiguous at the parcel's north. Smaller types of commercial usage are the predominant trend in the subject's immediate neighborhood, with this parcel seeming to be congruous with a similar mode of development.

- Utilities onsite
- Water, wastewater, and electric utilities provided by the City of Gallup
- Internet service provided by Comcast, Sacred Winds, and Lumen
- Natural Gas provided by New Mexico Gas Company



GALLUP LAND PARTNERS, LLC

For more information, please contact:

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