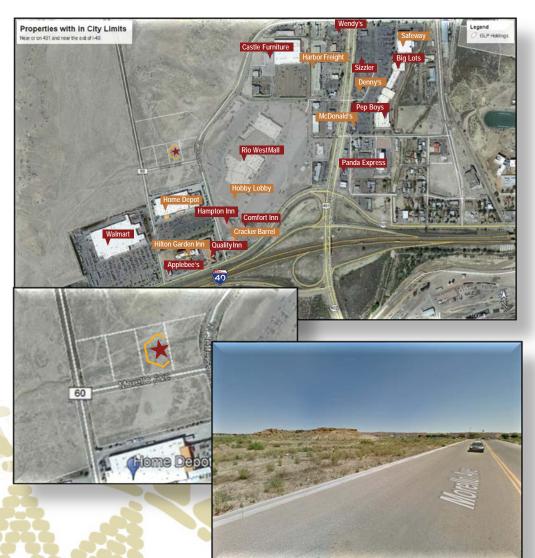
Morello Avenue Gallup, New Mexico 87301

1.079 Acre Commercial Zoned Lot One of four available adjacent parcels



Features include:

This parcel is located in a well-established commercial neighborhood consisting of newer buildings with improvements such as asphalt paved streets, concrete curbs, sidewalks, street lighting, and all municipal utilities. The parcel is situated in the middle of three adjacent sister parcels and has street exposure from Morello Avenue on one of its sides. In its current Condition, only moderate site preparation will be required for this property to become buildable. Attractive pricing option available for purchase of all four parcels totaling 4.415 acres. This parcel may be subdivided.

\$599,000 \$12.74 Per Square Foot

Parcel # R300402

UPC 2-107-088-208-342 35.531607, -108.766461

- 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

For more information, please contact:

Martin O'Malley, General Manager martin@galluplandpartners.com Gallup Land Partners, LLC 605 N. 9th Street, Gallup, NM 505.399.3111 ext.702 <u>GallupLandPartners.com</u>