

**\$629,700**

Located in the heart of an extremely active retail shopping area with heavy traffic flow and excellent business exposure

Trapezoidal-shaped property with road frontage along Morello Avenue and West Jefferson Street

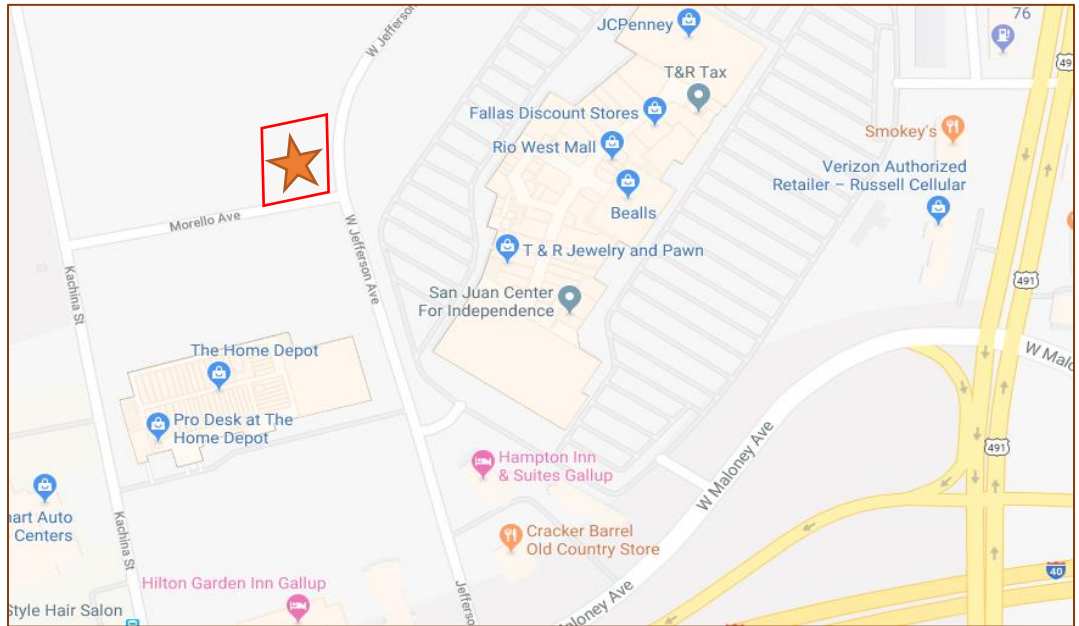
The largest “sister parcel” of the four, this lot is available for singular or bundled purchase at attractive pricing

Property inclines upwardly towards the back end, but this does not impact its usage

Parcel #: R300403

# 1.178 Acre Commercial Zoned Lot

One of four available adjacent parcels



**Morello Avenue & West Jefferson Avenue, Gallup, New Mexico 87301**



### Features include:

This parcel is located in a well-established commercial neighborhood consisting of newer buildings, yet-to-be constructed improvements, newer asphalt paved streets, concrete curbs, sidewalks, street lighting, and all municipal utilities. This corner parcel has street exposure from Morello Avenue and West Jefferson Avenue on two 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.

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*Please contact us for more information about this and other available properties*