

\$1,450,000 - 3250 North Grand Ave, Las Vegas

MLS® #202400130

\$1,450,000

0 Bedroom, 0.00 Bathroom,
Land on 10.23 Acres

N/A, Las Vegas, NM

Excellent high-traffic volume location in Las Vegas New Mexico! Located near a new Maverick store, this is a ideal property that has tremendous income potential. Commercially zoned. Currently, this parcel is a little over 10 acres, and can be subdivided or sold in it's entirety. Property also borders the 1-25 Interstate, directly off exit 347. Visibility is high, directly off the interstate. This north-south interstate is the longest in New Mexico at over 462 miles in length, and it is also the busiest by sheer numbers. The "Big I" interchange where I-25 and I-40 intersect in northeast Albuquerque can accommodate more than 300,000 vehicles a day, easily making the Big I the largest highway interchange in the state which includes going through the Las Vegas area. The areas near Las Vegas, off I-25 offer unique scenery. Heading north on I-25, to Raton, the Raton Pass at a nearly 8,000-foot elevation in northern New Mexico delivers stunning views which attract high volumes of traffic. Las Vegas has numerous landmarks,, legends and lore. It highlights New Mexico's favorite and best preserved outdoor architectural museums. There are five MainStreet historic districts with more than 900 buildings listed on the National Registry of Historic Places. Las Vegas is also home to Highlands University and the United World College. Again, this property location is prime for future development and growth.



Listing Details

Listing Agent	David Cordova
Listing Office	Sotheby's Int. RE/Grant

Essential Information

MLS® #	202400130
Price	\$1,450,000
Bathrooms	0.00
Acres	10.23
Type	Land
Sub-Type	Commercial
Status	Active

Community Information

Address	3250 North Grand Ave
Area	28-San Miguel Cnty
Subdivision	N/A
City	Las Vegas
County	San Miguel
State	NM
Zip Code	87701

Amenities

Utilities	Other, Electricity Available
Features	Corner Lot, Cul-De-Sac
Waterfront	Other, See Remarks

Exterior

Exterior Features	None
Lot Description	Corner Lot, Cul-De-Sac

School Information

Elementary	Las Vegas
Middle	Las Vegas
High	Las Vegas

Additional Information

Date Listed	February 1st, 2024
Days on Market	491
Zoning	BCD

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