

1324 6th NW, Albuquerque, NM
87102



Virtual Tour Main <http://www.nmapartment.com/3d1324>

Broker:
(disclosure broker
is owner)

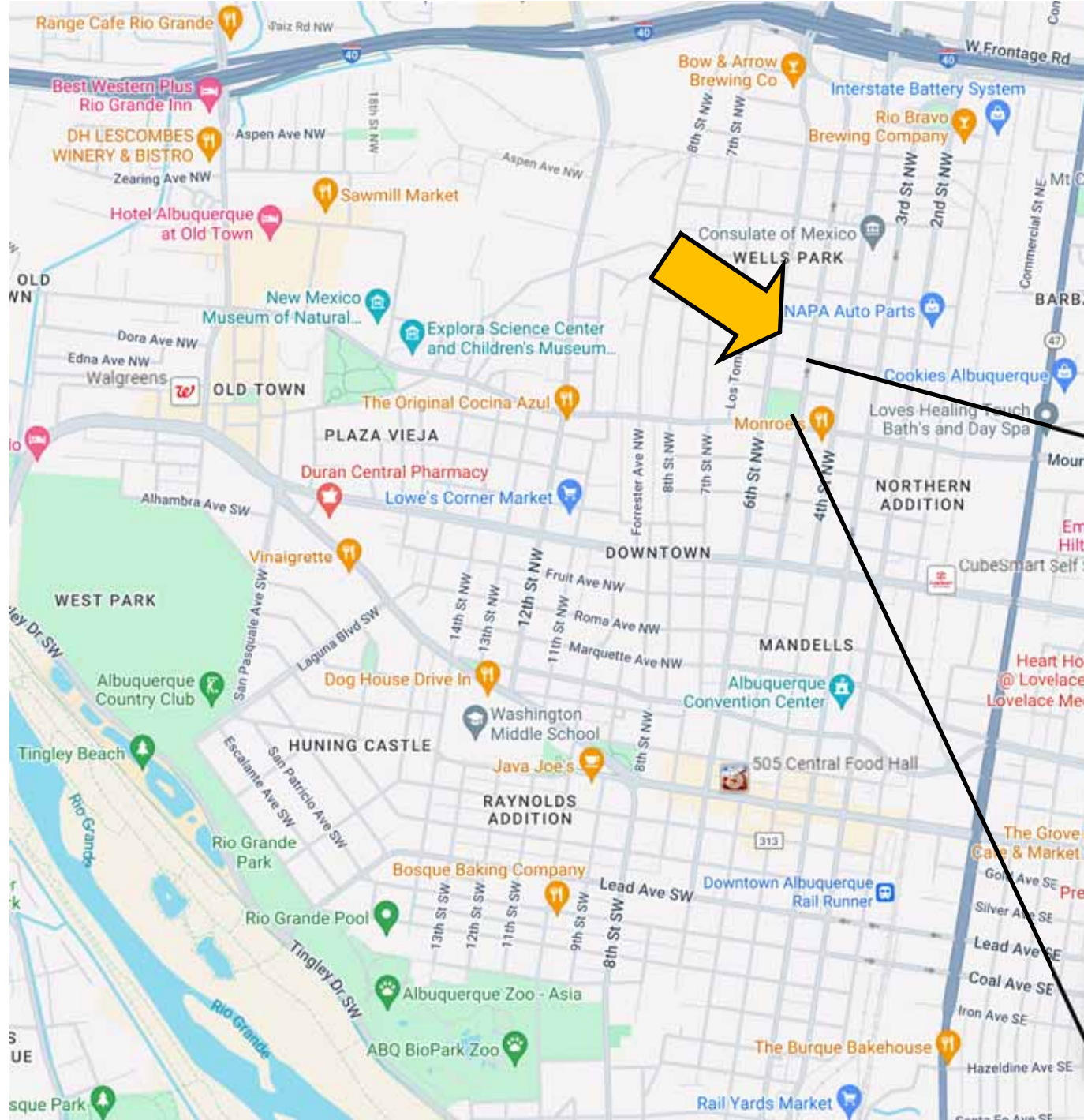
Todd Clarke CCIM CIPS QB#13711
NM Apartment Advisors Inc
(505) 440-TODD
tclarke@nmapartment.com
www.nmapartment.com

House includes 3
drive ways, 2 of
which are gated,
solar panels and a
powered storage
container.

Units: 1
Bldg. Size: 1,072 sf
Bedrooms: 3
Bathrooms: 2
HOA: None
Year Built: 2000
Ask Price: \$395,000

Renovated downtown residence

Amazing location



The subject property is located in the Wells Park part of north downtown and is a short walk to the Central Business District, Old Town, Sawmill market, 505 Foodhall, the planned Rail Trail, the Downtown Grocers market, the Railyard market, the museums and so much more.

The property is biking distance to UNM, CNM, three hospitals, the zoo, bio park, aquarium and a dozen parks.

Additionally, the property is one block north of the under construction, \$8M Wells Park expansion.



Virtual Tour/Floorplan—Main house



Virtual Tour: <http://www.nmapartment.com/3d1324>

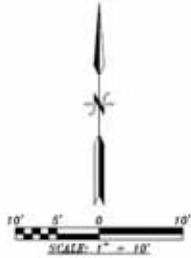
Measurements are Approximate

Floorplan does not show the extra storage container.

Survey and Renovation List



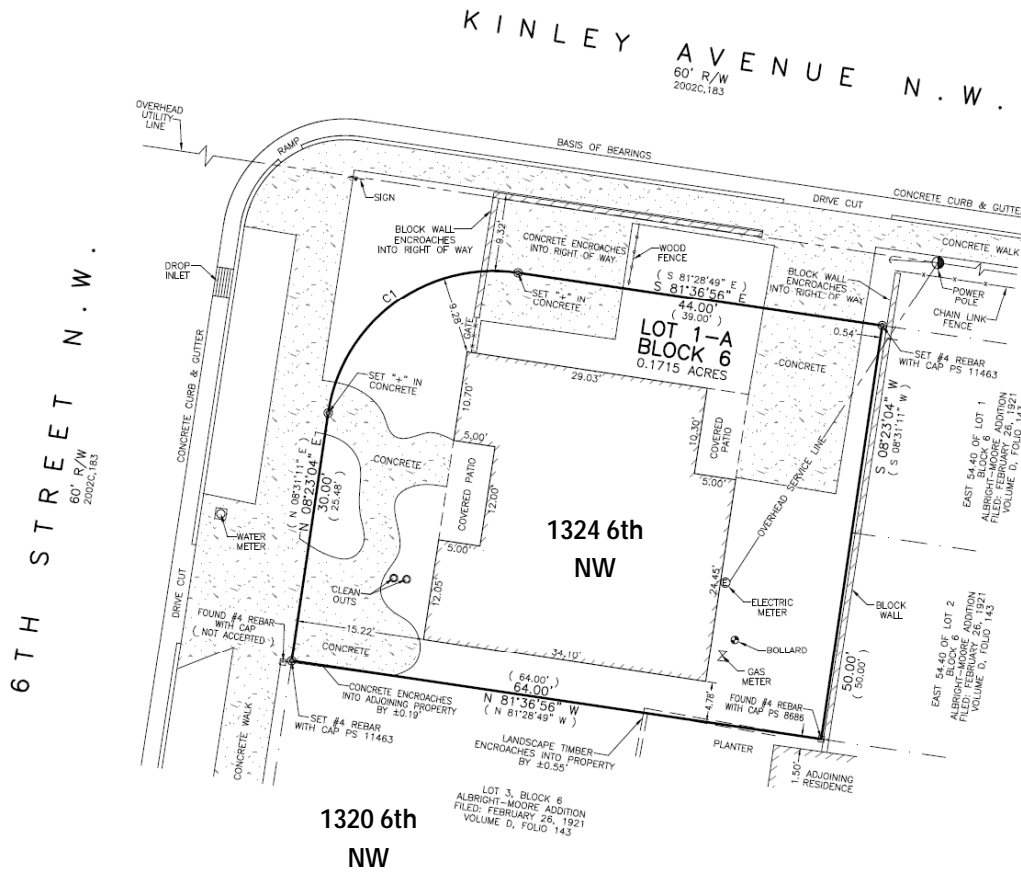
VICINITY MAP No. J-14



A.L.T.A. / N.S.P.S. LAND TITLE SURVEY
OF
LOT 1-A, BLOCK 6
ALBRIGHT-MOORE ADDITION
WITHIN
TOWN OF ALBUQUERQUE GRANT
PROJECTED SECTION 17, T. 10 N., R. 3 E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
FEBRUARY 2019

Included improvements/amenities

- | | |
|--|------|
| Solar | 2021 |
| Internet based, subscription-free security cameras | 2020 |
| Powered storage container | 2020 |
| Washer/Dryer | 2023 |



1320 6th
NW

LOT 3, BLOCK 6
ALBRIGHT-MOORE ADDITION
FILED: FEBRUARY 28, 1921
VOLUME D, FOLIO 143

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	31.42'	20.00'	90°00'00"	N 53°23'04" E	28.28'
	(31.42')	(20.00')	(90°00'00")	(N 53°31'11" E)	(28.28')

STATE OF NEW MEXICO) S.S.
COUNTY OF BERNALILLO)
CERTIFY TO: HILIELY NATIONAL TITLE INSURANCE COMPANY & ROYAL-MACK LAW, P.C., A NEW MEXICO CORPORATION

I, ANTHONY L. HARRIS, A PROFESSIONAL SURVEYOR, LICENSED UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THERE ARE NO ENCROACHMENTS FROM THIS PROPERTY TO ADJOINING PROPERTIES OR FROM ADJOINING PROPERTIES TO THIS PROPERTY UNLESS HEREON SHOWN. I FURTHER CERTIFY THAT THIS MAP OR PLAT AND SURVEY ON WHICH IT IS BASED WERE MADE (i) IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSP'S LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSP'S LANDS IN 2016, AND INCLUDES ITEMS: 1, 2, 3, 4, 6, 7(A), 7(C), 8, 9, 10, 11(A), 13, 14 AND 18 OF TABLE A THEREOF, AND (ii) PURSUANT TO THE ACCURACY STANDARDS (AS ADOPTED BY ALTA AND NSP'S AND IN EFFECT ON THE DATE OF THIS CERTIFICATION) ON AN URBAN SURVEY.

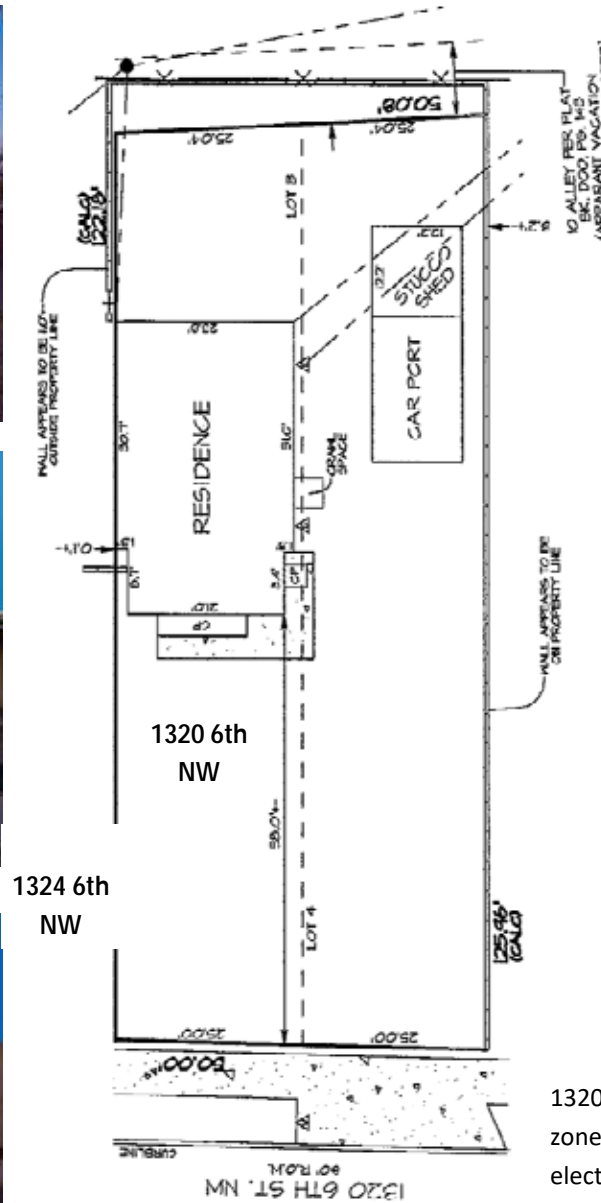
GIVEN UNDER MY HAND AND SEAL AT ALBUQUERQUE, NEW MEXICO
THIS 6th DAY OF FEBRUARY, 2019



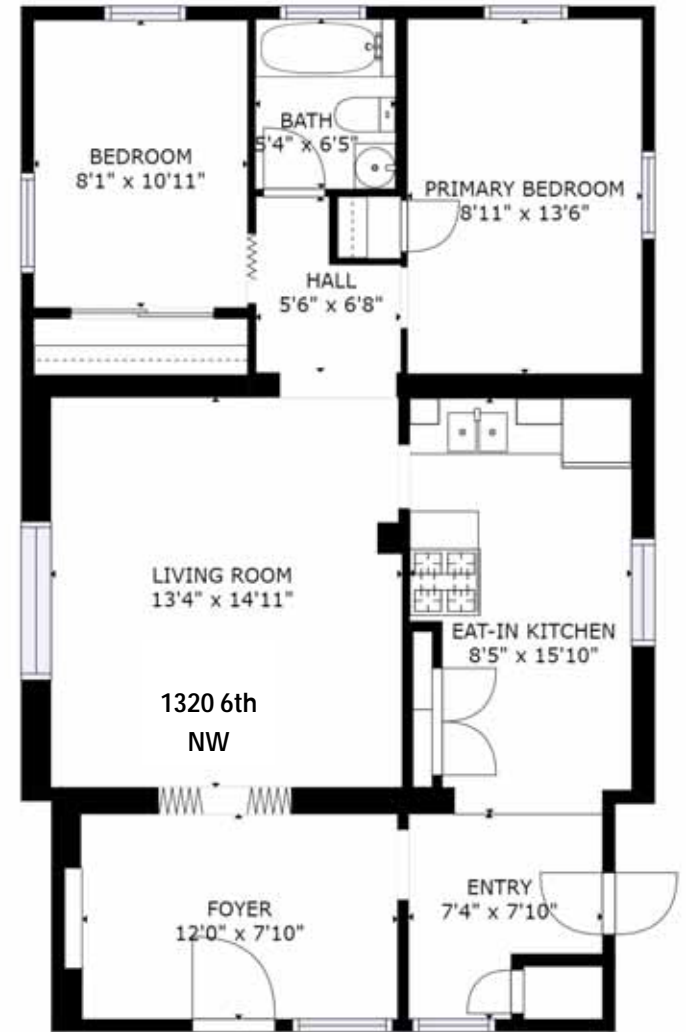
Anthony L. Harris
ANTHONY L. HARRIS, N.M.P.S. #11463

THE SURVEY OFFICE LLC
339 TOMAS BOULEVARD W.E.
ALBUQUERQUE, NEW MEXICO 87102
PHONE: (505) 998-0303
FAX: (505) 998-0306

And room to expand...same owner has 1320 6th



1324 6th
NW



1320 6th NW is a 832 square foot house that sits on 0.14 acres of MX-T zoned land with ample room for more unit(s). The property has electrical upgrades and is in shell condition—ready for your renovation ideas.

Although the owner of both properties intends to finish 1320 6th NW, if the buyer of 1324 would like both properties, 1320 6th NW can be sold for \$195,000.

Exterior Photographs



Interior Photographs



Interior Photographs

