

Invitation to Bid  
Formal Bid No. 1627  
**REAL ESTATE FOR SALE**  
127 DEEANN STREET GALLUP, NEW MEXICO

The City of Gallup, New Mexico is selling property located at 127 Dee Ann Street in Gallup, New Mexico. This property is approximately 2.64 acres, and contains a 5,100 square foot office and warehouse building. In addition there are twenty (20) self-storage units on the property containing 2,400 square feet. The property is zoned C3B Heavy Commercial District. The property was appraised by a certified appraiser for \$270,000.

The property will be sold, as is, for cash to highest bidder, with the approval of Gallup City Council. The amount of the highest bid accepted, will need to be escrowed with Gallup Title Company within 10 days of the acceptance of the bid. If the full amount of the bid is not escrowed with Gallup Title Company within 10 days, the City of Gallup will move to the second place bidder.

The City of Gallup will receive sealed bids on the property until the hour of **2:00 p.m. (local time), December 6, 2016** at the office of the Purchasing Division at City Hall, 110 W. Aztec Avenue, Gallup, NM. Bids will be opened read aloud at that time. No bids will be received or considered if received after the time stated above. Bid information may also be accessed at [www.gallupnm.gov/bids](http://www.gallupnm.gov/bids).

The highest bid will be accepted pending approval of an ordinance selling the property by the city council of the City of Gallup, pursuant to State law and City Ordinances. The City estimates it will take 30-45 days to complete the sale from acceptance of the bid.

For questions, please contact the George Kozeliski, City Attorney, City of Gallup, New Mexico Phone: 505-863-1270, email: [attorney@gallupnm.gov](mailto:attorney@gallupnm.gov)

**SPECIFICATIONS OF PROPERTY**

LEGAL DESCRIPTION OF PROPERTY TO BE SOLD:  
SW ¼ Section 27, T15N, R18W, Annexed-Rolling Hills, McKinley County,  
Gallup, New Mexico. (Approximately 2.6 acres).

CONDITION OF PROPERTY: The property is offered “as is” without representation, warranty or guarantee as to condition, or that the same is in condition or fit to be used for the purpose for which intended.

\*\*\*\*\*INVESTIGATE BEFORE YOU BUY\*\*\*\*\*

RESEARCH the property before bidding. The burden is on the purchaser to thoroughly research before the sale any matters relevant to his or her decision to purchase.

INSPECT the property before bidding. The City of Gallup does not make any representation regarding the condition of the property other than to state it is unimproved real estate with certain public utility easement (PDE) on the property nor assume any responsibility for conformance to codes, permits or zoning ordinances.

**Do not bid unless an investigation has been made as to the location, desirability, and usefulness of the property!!**

**TERMS OF SALE**

The City of Gallup is interested in soliciting sealed bids for property located 127 DeeAnn Street, Gallup NM, as described in Property Specifications, page 2.

BID AWARD: The property will be sold, as is, for cash to highest bidder. The amount of the highest bid accepted, will need to be escrowed with Gallup Title Company within 10 days of the acceptance of the bid. If the full amount of the bid is not escrowed with Gallup Title Company within 10 days, the City of Gallup will move to the next apparent highest bidder. The City of Gallup reserves the right to determine acceptance and award of bids that is deemed to be most advantageous to the City. All bids are final. In case of equal sealed bid offers, award will be made based on a coin flip.

METHOD OF PAYMENT: Payment must be in the form of cash, certified check, cashier’s check, or wire transfer, all U.S. Funds. The bidder must absorb any costs associated with the method of payment. The bid price is payable within ten (10) calendar days of the notification of acceptance. Failure to pay the bid price within ten (10) calendar days will result in rejection of the bid submittal. The City Attorney will then award the bid to the next apparent highest bidder.

**REJECTION OF BID:** The City of Gallup reserves the right, for any reason whatsoever, to refuse or reject any or all bids, to withdraw this item from the sale without prior notice, to cancel any or all sales at any time without notice. All sales are subject to approval by City Council.

**ALL WRITINGS CONTAINED HEREIN:** This Sealed Bid contains all the terms and conditions agreed upon by the Parties. No other understandings, oral or otherwise, regarding the subject matter of this Agreement shall be deemed to exist or to bind any of the Parties hereto.

**BID PROPOSAL RESPONSE PAGE**

**Bidder may bid only once.** The City of Gallup reserves the right to reject any or all bids. Payment of Sales Tax and all other fees, if any, is the responsibility of the purchaser. Please complete this form and return with you sealed bid.

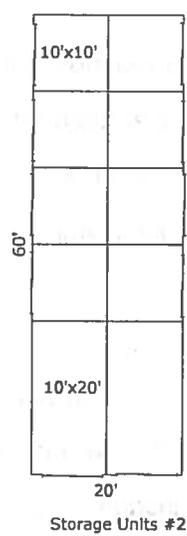
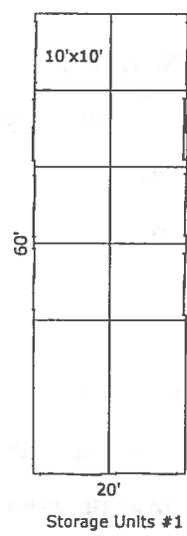
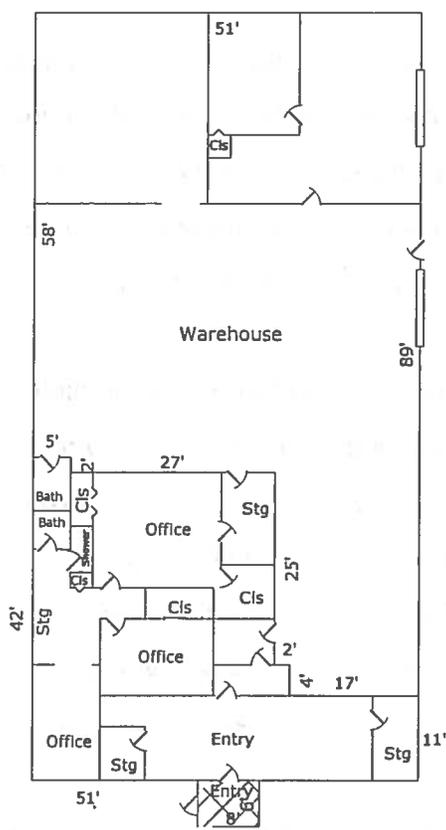
Printed Name:		
Company:		
Phone:		
Fax:		
Email:		
Signature:		Date:

I wish to place the following bid: \$\_\_\_\_\_

# SKETCH/AREA TABLE ADDENDUM

**SUBJECT**  
 Property Address 127 DeeAnn Street  
 City Gallup County McKinley State NM Zip 87301  
 Borrower  
 Lender/Client  
 Appraiser Name RICHARD HIX, GAA, RAA Appr Address 905 Bosque Rd. NE, Albuquerque, NM 87113

**IMPROVEMENTS SKETCH**



Interior placement is approximate only.  
 Sketch is not to scale for visual use only.  
 Square footage is approximate only.

## 127 DeeAnn Street

Scale: 1 = 25

**AREA CALCULATIONS**

AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GBA1	Office Space	1507.0	1507.0
GBA2	Warehouse Area	3593.0	3593.0
GBA3	Storage Units #1	1200.0	1200.0
GBA4	Storage Units #2	1200.0	1200.0
P/P	Entry	-48.0	-48.0
<b>Net BUILDING Area</b>		(rounded)	7500

BUILDING AREA BREAKDOWN			
Breakdown			Subtotals
<b>Office Space</b>			
11.0	x	51.0	561.0
2.0	x	5.0	10.0
25.0	x	32.0	800.0
4.0	x	34.0	136.0
<b>Warehouse Area</b>			
58.0	x	51.0	2958.0
4.0	x	17.0	68.0
25.0	x	19.0	475.0
2.0	x	46.0	92.0
<b>Storage Units #1</b>			
60.0	x	20.0	1200.0
<b>Storage Units #2</b>			
60.0	x	20.0	1200.0
<b>10 Items</b>		(rounded)	7500