

OFFICE FOR SALE



OFFICE CONDO IN GALISTEO CENTER CONDOMINIUM

2019 GALISTEO STREET, SANTA FE, NM 87505



\$324,101 (\$250/SF) | 1,296SF± | ZONED C-1

REA | REAL ESTATE ADVISORS

901 Rio Grande Blvd NW #D224
Albuquerque, NM 87104



PRESENTED BY:

TAI BIXBY, CCIM, SIOR

Director
office: (505) 539-3205
cell: (505) 577-3524
tai@tba.team
40315, New Mexico

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PROPERTY SUMMARY

2019 GALISTEO STREET | SANTA FE, NM 87505



Property Summary

Price:	\$324,101
Building SF:	1,296
Price / SF:	\$250±
Year Built:	2005
Parking:	Shared Paved Lot
2025 Taxes:	\$3,387
2025 Insurance:	\$1,101
2025 Condominium Dues:	\$995/quarter

Property Overview

Medical Office Condo Built in 2005 featuring attractive tile and wood trim, multiple treatment rooms, administrative office, employee break room, minisplit HVAC system, tile floors. C-1 Zoning and condo regulations allow for office, medical, dental, professional, wellness, health/beauty and more. Condominium dues cover roof, stucco and common areas. Separately metered for electricity and gas, water bill is shared with neighboring unit owner. Furniture package for sale separately.

Location Overview

Located in the Galisteo Center Condominium with medical, dental, professional and wellness activities. Shared paved parking lot. Access from both Brunn School Road and Galisteo Road. Close to Christus St Vincent Hospital, County District Court, many medical and dental offices and professionals in the Galisteo Center project

PROPERTY PHOTOS

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CONDO SURVEY

2019 GALISTEO STREET | SANTA FE, NM 87505

PUBLIC NOTICE

THIS SURVEY IS BASED ON THOSE RECORDED DOCUMENTS NOTED HEREON. CITY OF SANTA FE STAFF MUST APPROVE ALL DOCUMENTS SUBMITTED WITH AN APPLICATION FOR BUILDING PERMIT AND MAY REQUIRE SUBMITTAL OF ADDITIONAL DOCUMENTATION TO PROVE LEGAL LOT OF RECORD.

	COMMON ELEMENTS
	LIMITED COMMON ELEMENTS (SEE SHEETS 2, 3, & 4)
	UNIT

LINE	BEARINGS	LENGTH
L227	S49°43'54"W	29.17'
L228	N40°16'06"W	18.50'
L229	S49°43'54"W	6.16'
L230	N40°16'06"W	35.00'
L231	N49°43'54"E	62.66'
L232	N45°25'48"E	13.22'
L233	S04°47'45"E	89.63'

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	DISTANCE
CT	80°00'00"	3.50'	5.50'	N85°16'06"W	4.95'
CP	80°00'00"	16.00'	24.66'	N04°43'54"E	21.21'

REFERENCE & BASIS OF BEARINGS:

PLAT TITLED BOUNDARY SURVEY FOR RITA NUNEZ, TRACT B1-A1 OF REPLAT OF TRACT B1-A LARSON-EAST TRACT SUBDIVISION, PROJECTED SECTION 35, T.17N., R.9E., N.M.P.M., SANTA FE, NEW MEXICO, FILED AT SANTA FE COUNTY CLERKS OFFICE IN PLAT BOOK 327, PAGE 021, AS DOCUMENT NO. 935,155, SANTA FE COUNTY, NEW MEXICO.

LOT SPLIT FOR TRACT B1-A1, LARSON EAST TRACT SUBDIVISION, PROJECTED SECTION 35, T.17N., R.9E., N.M.P.M., FILED IN THE SANTA FE COUNTY CLERKS OFFICE, IN PLAT BOOK 377, PAGE 006, AS DOCUMENT NO. 1005,902 SANTA FE COUNTY, NEW MEXICO.

LOT CONSOLIDATION OF TRACTS B1-A1 LARSON EAST TRACT SUBDIVISION AND TRACT A-2 LOT SPLIT FOR FRANK M. ROMERO AND ALFONSO V. & MARY ADRES ULIBARRI, FILED IN THE OFFICE OF THE COUNTY CLERK, SANTA FE COUNTY, NEW MEXICO ON AUGUST 3, 2001 IN PLAT BOOK 485, PAGE 026, AS DOCUMENT NO. 1167-182.

NOTE:

DECLARANT ALSO RETAINS ADDITIONAL RESERVED DEVELOPMENT RIGHTS PER DECLARATION.

RESERVED DEVELOPMENT RIGHT TO BUILD UNITS (NEED NOT BE BUILT)

LEGAL DESCRIPTION:

A TRACT OF LAND LYING, BEING AND SITUATE WITHIN PROJECTED SECTION 35, T.17 N., R.9 E., N.M.P.M., SANTA FE COUNTY, NEW MEXICO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND, SAID CORNER BEING ALSO A POINT ON A CIRCULAR CURVE CONCAVE TO THE NORTHWEST, FROM WHICH POINT, AN ALUMINUM CAP SET IN CONCRETE MARKED "HUD-1", ON ST. MICHAEL'S DRIVE, BEARS NORTH 15°10'15" WEST, 297.09 FEET; THENCE FROM SAID POINT AND PLACE OF BEGINNING, ALONG SAID CURVE, (DELTA=80°00'00", RADIUS=310.28 FEET, CHORD=NORTH 60°37'34" EAST-17.17 FEET); THENCE ALONG SAID CURVE, AN ARC LENGTH OF 17.17 FEET; THENCE SOUTH 38°33'44" EAST, 150.00 FEET; THENCE NORTH 48°45'54" EAST, 98.13 FEET; THENCE NORTH 49°27'04" EAST, 176.71 FEET TO THE NORTHEAST CORNER OF SAID TRACT; THENCE SOUTH 25°15'23" EAST, 131.69 FEET; THENCE SOUTH 04°47'45" EAST, 277.76 FEET; THENCE NORTH 61°07'00" EAST, 92.10 FEET; THENCE SOUTH 24°17'58" EAST, 76.19 FEET; THENCE SOUTH 01°18'00" EAST, 156.88 FEET TO THE SOUTHEAST CORNER OF SAID TRACT; THENCE SOUTH 72°08'42" WEST, 507.19 FEET; THENCE SOUTH 72°15'21" WEST, 92.81 FEET; THENCE NORTH 61°07'00" WEST, 63.29 FEET TO THE SOUTHWEST CORNER OF SAID TRACT; THENCE NORTH 01°38'31" EAST, 128.99 FEET; THENCE NORTH 07°20'39" EAST, 133.76 FEET; THENCE NORTH 07°12'40" EAST, 198.77 FEET; THENCE NORTH 81°58'45" EAST, 175.02 FEET; THENCE NORTH 07°59'37" EAST, 63.21 FEET; THENCE NORTH 38°04'19" WEST, 173.27 FEET TO THE POINT AND PLACE OF BEGINNING, CONTAINING 6.967 ACRES MORE OR LESS.

SURVEYOR'S CERTIFICATION

I, JAMES J. MEDRANO, A NEW MEXICO REGISTERED PROFESSIONAL SURVEYOR CERTIFY THAT I CONDUCTED AND AM RESPONSIBLE FOR THIS SURVEY, THAT THE SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THIS SURVEY AND PLAT MEET THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO.

I FURTHER CERTIFY THAT THIS SURVEY IS NOT A LAND DIVISION OR SUBDIVISION AS DEFINED IN THE NEW MEXICO SUBDIVISION ACT AND THAT THIS IS A BOUNDARY SURVEY PLAT OF AN EXISTING TRACT OR TRACTS.

I FURTHER CERTIFY THAT THIS PLAT CONTAINS ALL INFORMATION REQUIRED BY PARAGRAPH 47-79-9 OF THE NEW MEXICO CONDOMINIUM ACT.

James J. Medrano 4-24-06
JAMES J. MEDRANO DATE
N.M.P.S. #5217

LANDMARK SURVEYS
P.O. BOX 6714
SANTA FE, NM 87502



EXHIBITS B & C

SHEET 1 OF 5

MAP SHOWING
GALISTEO CENTER CONDOMINIUM OFFICE PARK
PHASES 1 AND 2
SEC. 35, T. 17 N., R. 9 E., N.M.P.M.
SANTA FE, NEW MEXICO

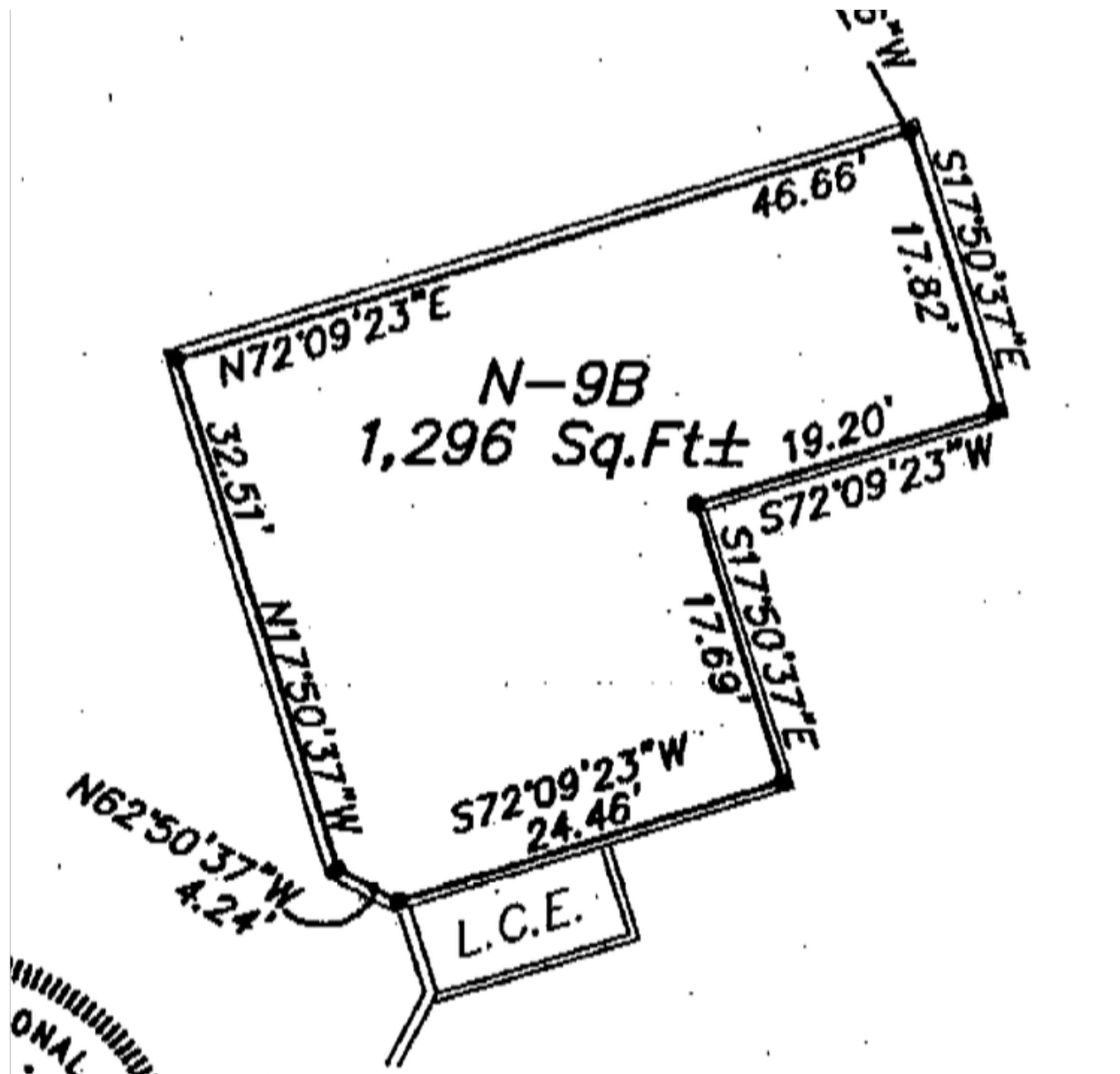
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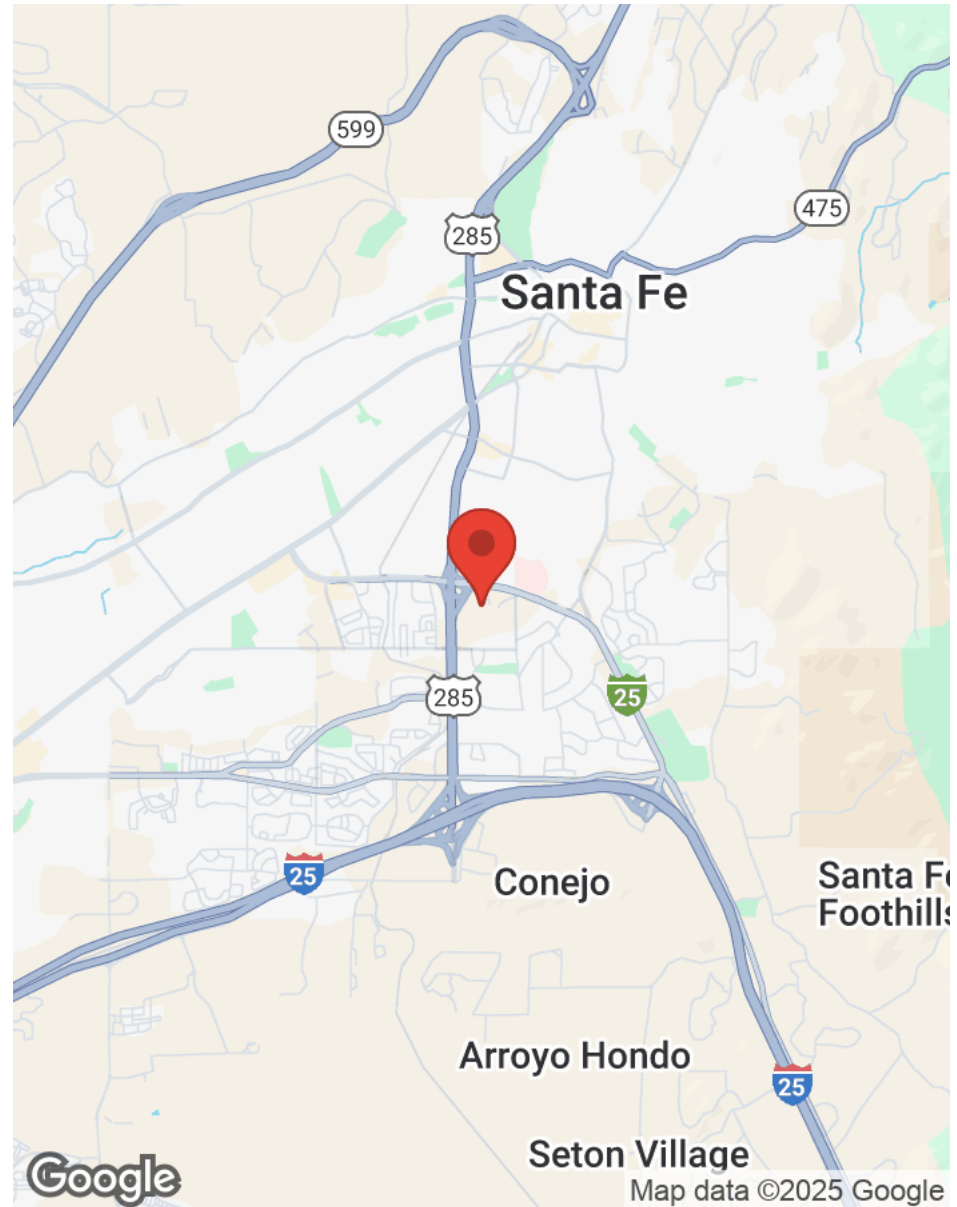
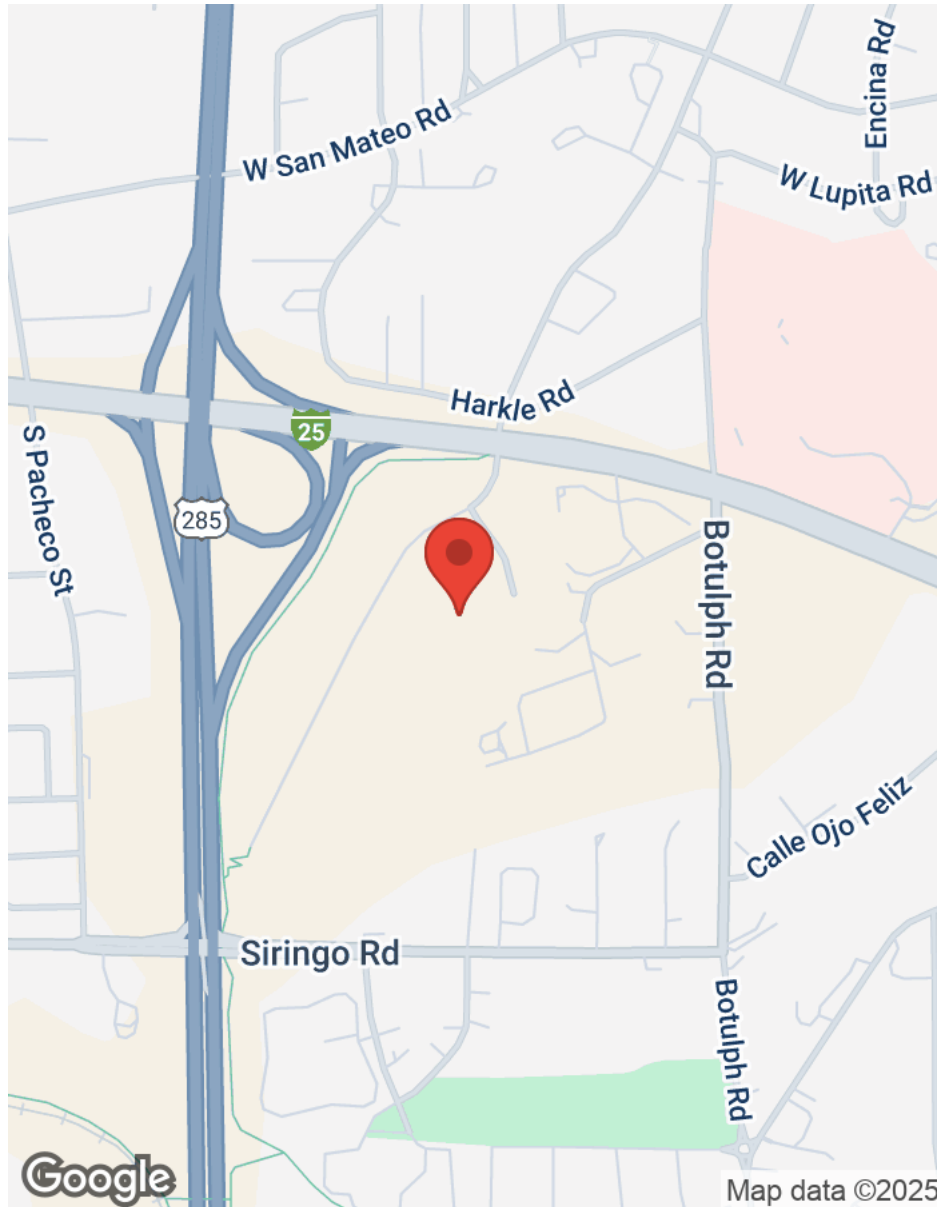
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LOCATION MAPS

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NEARBY BUSINESS MAP

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Santa Fe Sleep Center

Santa Fe Medical Plaza



Saint Vincent Hospital



CHRISTUS St. Vincent Cardiopulmonary Rehabilitation Center



Christus St. Vincent Breast Institute



Meyers Orthodontics



Southwest Women's Oncology & Health - Santa Fe

Hyperbarics Medical Center



Presbyterian Family Medicine in Santa Fe on St Michael's Dr



Rogoff Dental Group



Milagro Dental



DHC OSF Dental Hygiene Care of Santa Fe



DHC OSF Marc Appelbaum, DDS



United States Postal Service

REGIONAL MAP

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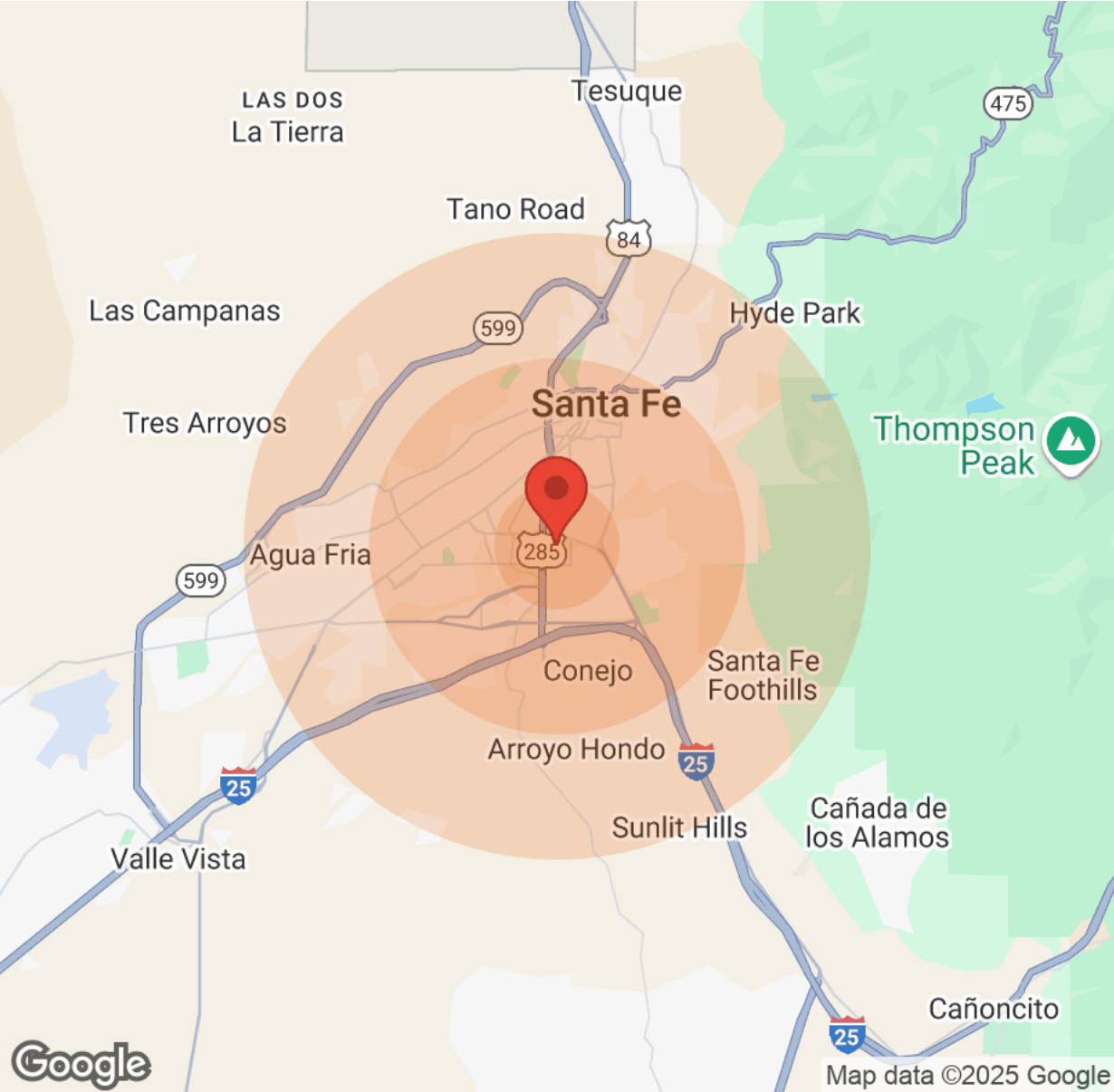
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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	5,547	22,058	34,220
Female	5,746	23,987	37,469
Total Population	11,293	46,045	71,689
Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,695	6,085	10,278
Ages 15-24	1,175	4,287	7,241
Ages 25-54	4,082	16,819	26,625
Ages 55-64	1,625	7,458	11,092
Ages 65+	2,716	11,396	16,453
Race	1 Mile	3 Miles	5 Miles
White	9,037	38,955	58,441
Black	45	140	210
Am In/AK Nat	132	295	436
Hawaiian	N/A	1	1
Hispanic	5,674	20,943	35,394
Multi-Racial	3,952	12,998	24,546
Income	1 Mile	3 Miles	5 Miles
Median	\$39,795	\$50,785	\$53,908
< \$15,000	1,064	3,371	5,063
\$15,000-\$24,999	883	2,611	4,224
\$25,000-\$34,999	527	2,471	3,275
\$35,000-\$49,999	636	3,111	4,237
\$50,000-\$74,999	1,132	4,392	6,343
\$75,000-\$99,999	435	2,413	3,541
\$100,000-\$149,999	546	2,522	3,801
\$150,000-\$199,999	111	737	1,267
> \$200,000	185	858	1,711
Housing	1 Mile	3 Miles	5 Miles
Total Units	6,019	25,598	38,522
Occupied	5,305	22,382	33,102
Owner Occupied	2,114	13,149	19,958
Renter Occupied	3,191	9,233	13,144
Vacant	714	3,216	5,420

DISCLAIMER

2019 GALISTEO STREET

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