

Joel Cumplido
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FOR SALE

Rare Investment Property with Steady Income

4 Camino Charro A, B & C Santa Fe, NM 87507

AVAILABLE
±6,460 SF | Land: ±1 Acre

SALE PRICE
\$845,000

ZONING
R-1 | Residential Single Family



GARSA GROUP

COMMERCIAL REAL ESTATE

PROPERTY OVERVIEW

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SALE PRICE

\$845,000

AVAILABLE

- Unit A: ±2,240 SF
- Unit B: ±2,120 SF
- Unit C: ±2,100 SF
- Total: ±6,460 SF
- Land: ±1 Acre

ZONING

R-1 | Residential Single Family
A Certificate of Compliance to be obtained from the City of Santa Fe

HIGHLIGHTS

- Located in the southside of Santa Fe
- Surrounded by residential single family homes, mobile home parks and commercial use properties
- Mobile homes set in permanent foundation
- Shop space use: Carpentry – 20+ year tenancy
- 2 Roll up doors – 10'W x 8'H
- Property with private well, septic and natural gas
- Ample parking/Big yard

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MARKET AERIAL

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Demographics	1 Mile	3 Mile	5 Mile
Total Population	1,920	28,276	59,705
Average HH Income	\$118,827	\$105,007	\$101,619
Total Business	127	746	1,661
Total Employees	1,559	9,174	18,767

The information contained in this flyer is believed reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projection, opinion, assumption or estimated uses are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on many factors which should be evaluated by your tax, financial, and legal counsel. You and your counsel should conduct a careful independent investigation of the property to determine that it is suitable to your needs.

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